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URBAN PROPERTY GROUP PTY LTD

# Acid Sulfate Soil Assessment

4-5, 6-7 and 8 Buchan Avenue,
Edmondson Park NSW

E26949.E14_Rev1
26 February 2026

# Document Control

Report Title: Acid Sulfate Soil Assessment; 4-5, 6-7 and 8 Buchan Avenue, Edmondson Park NSW

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| 0 | Original | 10 February 2026 | SN |
| B | Draft – Additional comments from client | 17 February 2026 | JH |
| 1 | Minor amendments | 26 February 2026 | SN |

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# Table of Contents

**Page Number**

**1. INTRODUCTION** **1**
1.1 Background 1
1.2 Proposed Development 1
1.3 Relevant SEAR for this Report 2
1.4 Project Objective 2
1.5 Scope of Works 2

**2. SITE DESCRIPTION** **3**
2.1 Property Identification, Location and Physical Setting 3
2.2 Regional Setting 3

**3. DESKTOP REVIEW** **5**
3.1 Definition of Acid Sulfate Soils 5
3.2 Acid Sulfate Soil Planning and Risk Maps 5
3.3 Site Inspection 6
3.4 Geomorphic Characteristics of ASS 8
3.5 Likelihood of ASS Occurrence 8

**4. CONCLUSION** **9**

**5. STATEMENT OF LIMITATIONS** **10**

**REFERENCES** **11**

# Schedule of Tables

Table 1-1 Secretary's Environmental Assessment Requirements 2
Table 2-1 Site Identification, Location and Zoning 3
Table 2-2 Regional Setting Information 3
Table 3-1 Consideration of Geomorphic Indicators for ASS 8

# Schedule of Figures (in-text)

Figure 2-1 Geological Setting (DPIRD, 2026) 4
Figure 3-1 Acid Sulfate Soil Risk (DCCEEW, 2026) 6

# Appendices

**APPENDIX A – FIGURES**

**APPENDIX B – PROPOSED DEVELOPMENT PLANS**

# 1. Introduction

## 1.1 Background

EI Australia (EI) was engaged by Urban Property Group Pty Ltd ('the client') to complete a desktop Acid Sulfate Soil Assessment (ASSA) for the properties identified as 4-5, 6-7 and 8 Buchan Avenue, Edmondson Park NSW (known as Sites 3, 4 and 5).

The sites are located within the local government area (LGA) of Liverpool City Council (**Figure A1**, **Appendix A**) and cover a combined area of approximately 3.1 hectares (ha), comprising cadastral allotments Lots 4-8 in Deposited Plan (DP) 1275478 (**Figure A2**). At the time of this investigation, the sites were vacant and/or used as a site office and storage area for adjacent construction sites.

This ASSA is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf UPG Edmondson Parkland Pty Ltd (UPG) (the Applicant), to support a State Significant Development Application (SSDA, ref. SSD-88953706) and Concurrent Rezoning Report for the construction of a new multi stage residential project.

The project has been identified by the NSW Housing Delivery Authority (HDA) as a key development to accelerate the delivery of well-located, diverse and affordable housing across Greater Sydney, with the HDA playing a coordinating role across government agencies to unlock complex sites through strategic planning, infrastructure coordination and streamlined assessment pathways. On 19 February 2025, the HDA recommended that the proposed development on Sites 4 and 5 (6–7 and 8 Buchan Avenue, Edmondson Park), as outlined in EOI application (Ref. 232588, dated 17 January 2025), be declared State Significant Development (SSD) under section 4.36(3) of the *Environmental Planning and Assessment Act 1979*, followed by a similar recommendation on 2 June 2025 for Site 3 (4–5 Buchan Avenue, Edmondson Park) as described in EOI application (Ref. 246574, dated 14 March 2025). These recommendations were formalised through the Minister's issuance of State Significant Development Declaration Order (No. 9) 2025 on 12 June 2025, with the proposals to be facilitated by a concurrent amendment to the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*.

This ASSA also conforms to Section 4.5, Direction 4.5 of the Local Planning Directions issued by the Minister for Planning under Section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.

## 1.2 Proposed Development

### 1.2.1 Rezoning Proposal

To facilitate the proposed development described in **Section 1.2.2**, a Rezoning Proposal is sought to seek the following amendments to the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Precincts SEPP):

- Amend the Height of Buildings Map to apply a suite of maximum building heights across the site, ranging from 52m – 135m;
- Amend the Floor Space Ratio (FSR) Map to apply maximum FSRs of 3.7:1 - 5.4:1 across the site;
- Remove the requirement for a Development Control Plan for the site;
- Permit development for the purposes of 'commercial premises' on Site 5.

### 1.2.2 State Significant Development Application

Based on the provided plans (**Appendix B**), the proposed development comprises a mix of shop-top housing, residential flat buildings (RFB), co-living housing and affordable housing,

together with public domain improvements including a new publicly accessible plaza, a public library and through-site pedestrian links. Specifically, the proposed development will comprise the following:

- Construction of fourteen residential towers (ranging in height between 6-40 storeys) over five podiums (ranging in height between 2-5 storeys), comprising:
  - Mixed use podiums in Site 5.
  - Public library in Site 3.
  - A total of 1,805 residential apartments located above in a combination of build to sell, affordable and co-living formats.
- Basement car parking.
- Associated landscaping and public domain improvements, including a new publicly accessible plaza, public library and through site links.

## 1.3 Relevant SEAR for this Report

This ASSA has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs, ref. SSD-88953706, dated 25 August 2025) for the proposed development. Specifically, this report has been prepared to respond to the SEAR outlined in **Table 1-1** below.

**Table 1-1 Secretary's Environmental Assessment Requirements**

| SEAR | SEAR description | Report name and section |
|---|---|---|
| 12. Ground and Groundwater Conditions | *'If the proposed development is on land identified as having high acid sulfate potential in an EPI provide an Acid Sulfate Soil Management Plan that includes appropriate management measures and strategies."* | Acid Sulfate Soil Management Plan |

## 1.4 Project Objective

The objective of this assessment was to evaluate the potential presence of ASS on the site.

## 1.5 Scope of Works

In order to achieve the above objective, the following scope of works was completed:

- A desktop assessment, involving review of topographical, geological and soil landscape maps for the project area, including:
  - *Liverpool Local Environmental Plan 2008 - Acid Sulfate Soils Maps* (to confirm the class of the land with respect to ASS); and
  - New South Wales Department of Climate Change, Energy, the Environment and Water *eSPADE v2.2 Portal* (DCCEEW, 2025).
- A site walkover inspection, to observe landscape characteristics and check for indicators of actual and/or potential ASS conditions.
- Reporting, including commentary on what (if any) soils might contain acid sulfates and recommendations for further investigations (if required).

# 2. Site Description

## 2.1 Property Identification, Location and Physical Setting

The site identification details and associated information are presented in **Table 2-1**. The site locality is shown in **Figure A1**.

**Table 2-1 Site Identification, Location and Zoning**

| Attribute | Description |
|---|---|
| Street Address | 4-5, 6-7 and 8 Buchan Avenue, Edmondson Park NSW |
| Location and Description | The site was bound by:<br>▪ Jericho Road, followed by construction and vacant sites to the north;<br>▪ Maxwell's Creek, followed by vacant land, Buchan Avenue and Edmondson Park train station to the east;<br>▪ Railway line, followed by vacant woodland to the south; and<br>▪ Edmondson High School construction site and Bezentin Ridge Road, followed by Clermont Park and low-density residential properties to the west. |
| Geographical Coordinates | North-eastern corner of site (GDA2020-MGA56):<br>▪ Easting: 301944.198<br>▪ Northing: 6239506.836<br>(Source: https://portal.spatial.nsw.gov.au/explorer/index.html) |
| Area | Site 3 (Lot 4-5 in DP 1275478): 11,641 $m^2$<br>Site 4 (Lot 6-7 in DP 1275478): 8,219 $m^2$<br>Site 5 (Lot 8 in DP 1275478): 12,450 $m^2$<br>(Source: Beam (2025)) |
| Cadastral Identification | Lots 4-8 in DP 1275478 |
| LGA | Liverpool City Council |
| Current Zoning | R1: General Residential<br>(*State Environmental Planning Policy (Precincts – Western Parkland City) 2021* |
| State Survey Marks | Thirteen state survey marks are situated within close proximity (<250 m) to the site. The closest five a presented below:<br>▪ SS212123: on Buchan Avenue (approximately 5m south of Lot 4);<br>▪ SS191920F: on Faulkner Way (approximately 95m west of Lot 4);<br>▪ SS212124: on Buchan Avenue (approximately 100m east of Lot 8);<br>▪ SS191915F: on Faulkner Way (approximately 120m south-west of Lot 4);<br>▪ SS191921: on Guillemont Road (approximately 130m north-west of Lot 4);<br>(Source: https://portal.spatial.nsw.gov.au/explorer/index.html) |

## 2.2 Regional Setting

Local topography, geological and soil landscape information is summarised in **Table 2-2**.

**Table 2-2 Regional Setting Information**

| Attribute | Description |
|---|---|
| Topography | Site 3 is sloping to the south-east from an elevation of approximately 65 mAHD on the north-west boundary to 57 mAHD on the south-east boundary.<br>Site 4 is sloping to the east from an elevation of approximately 58 mAHD on the |

| Attribute | Description |
|---|---|
| | north-west boundary to 54 mAHD on the east boundary.<br>Site 5 is sloping to the north-east from an elevation of approximately 59 mAHD on the south-west boundary to 56 mAHD on the north boundary. |
| Drainage | Site drainage is likely to consist of mostly surface infiltration. Any run off would flow in an easterly direction, following topography, into the creek system adjacent (east) to the site. |
| Geology | The Geological Survey of NSW Penrith1:100,000 Geological Series Sheet 9030 (DMR, 1991) indicates the site is underlain by Wianamatta Group shale, carbonaceous claystone, claystone, laminate, lithic sandstone, rare coal and tuff. Similarly, the seamless geological map (DPIRD, 2025) indicates that the site overlies Bringelly Shale (Twib) described by fine to medium-grained quartz-lithic sandstone (see **Figure 2-1** below). |
| Soil Landscape | The New South Wales Department of Climate Change, Energy, the Environment and Water *eSPADE v2.2 Portal* (DCCEEW, 2026) indicates that the site overlies the *Blacktown – Residual Landscape (bt).*This landscape is characterised by gently undulating rises on Wianamatta Group shales, including local relief to 30m, slopes >5%, broad rounded crests and ridges with gently inclined slopes.<br>Soils are described as shallow to moderately deep hard setting mottled texture contrast soils, red and brown podzolic soils on crests grading to yellow podzolic soils on lower slopes and in drainage lines. |
| Nearest Surface Water Features | Maxwell's Creek within the riparian zone adjacent east of the site (see **Figure A2**). |
| Groundwater Flow Direction | Groundwater was inferred to follow local topography in an easterly direction, towards the Bunbury Curran Creek and eventually discharging into Georges River (approximately 5.2 km east of the site). |

**Figure 2-1 Geological Setting (DPIRD, 2026)**

# 3. Desktop Review

## 3.1 Definition of Acid Sulfate Soils

Acid sulfate soils are naturally occurring sediments containing iron sulfides, usually deposited in estuarine environments. Since ASS comprises natural geological materials, their occurrence is not related to site boundaries or anthropogenic contamination; rather, they extend across regions suitable for their deposition.

When ASS are exposed to air (e.g. due to bulk excavation or dewatering), oxygen reacts with the iron sulfides, producing sulfuric acid (and iron oxides). Acidic leachates can be produced in large quantities and drain into waterways causing severe short and long term socio-economic and environmental impacts, including damage to man-made structures and natural ecosystems.

ASS can be classified as either:

- Actual acid sulfate soil (AASS), within which are materials that have already reacted with oxygen to produce acid; or
- Potential acid sulfate soil (PASS), within which are materials that contain iron sulfides, but have not been exposed to oxygen (e.g. soils below the water table) and therefore have not yet produced sulfuric acid (though have the capacity to do so).

Aquatic organisms are extremely sensitive to pH changes. The impacts from ASS leachates include:

- Dissolution of metals (aluminium in particular), which can be toxic to aquatic life forms;
- Dissolution of sulfate salts, which can increase the salinity of freshwater; and
- Generation of acidic sediments, which may “fix” phosphates and other nutrients, preventing their uptake by plants.

## 3.2 Acid Sulfate Soil Planning and Risk Maps

The site is not shown in the Liverpool Local Environmental Plan 2008 - Acid Sulfate Soil Map. With reference to the Liverpool Acid Sulfate Soil Risk Map (1:25,000 scale; Murphy, 1997) and DCCEEW (2025), the subject land lies within the map class description of ‘*No Known Occurrence’* (see **Figure 3-1**).

**Figure 3-1 Acid Sulfate Soil Risk (DCCEEW, 2026)**

**Legend:**

| | |
|---|---|
| Hm: High probability, bottom sediments | |
| H1: High probability <1m below ground surface | |
| L4: Low probability >3m below ground surface | |
| X4: Disturbed terrain, elevation >4 mAHD | |
| N: No known occurrence | |

## 3.3 Site Inspection

Observations were recorded during site walkover inspection, conducted on 6 November 2025. These observations are summarised below.

Site 3 – Lot 4-5 in DP 1275478

- The site was observed to slope to the east.
- The site was in use as a construction site office and equipment storage area for the adjacent construction site to the north at Lots 1-2 in DP 1275478. The sites immediately to the north were undergoing redevelopment into a multi-storey residential building and a cut-and-fill operation was occurring.
- Grass and exposed soils (comprised of silty sand with shale fragments) covered the ground surfaces across the majority of the site. Some imported fill comprising concrete, aggregate and road base material was observed throughout the site.
- All surface soils were free of any odours and visual signs of contamination resulting from ASS (e.g. e.g. no hydrogen sulfide ($H_2S$) odour, iron staining or corrosion was detected).
- There was no visual evidence of contamination resulting from high levels of salts (e.g. soil scalding or acid salt deposits).

- No surface ponding, derived from seepage water, was observed on the site.

Site 4 – Lot 6-7 in DP 1275478

- The site was observed to slope to the east.
- Lots 6-7 were vacant land with no structures evident. The site was being used by the client to store stockpiles sourced from adjacent sites.
- A large stockpile area (approximately 15m x 15m x 1.5m high) comprised of several small stockpiles was observed within the central portion of the site (**Photograph 11**). It is understood that this material was imported from the adjacent site to the north-west (Lot 1-2 in DP 1275478). The stockpiles were segregated respective into different material types, which included:
  - Silty sand topsoil, with grass and roots, angular shale gravels, trace timber, tiles and concrete, no odour;
  - Gravelly clay, with shale cobbles and gravels, no odour;
  - Shale gravels, cobbles and boulders.
- A creek was observed within the riparian zone to the east of the site. Water was observed within the creek which was not flowing.
- Drainage lines were observed adjacent to the southern boundary of the site. No water was observed.
- All surface soils were free of any odours and visual signs of contamination resulting from ASS (e.g. e.g. no hydrogen sulfide ($H_2S$) odour, iron staining or corrosion was detected).
- There was no visual evidence of contamination resulting from high levels of salts (e.g. soil scalding or acid salt deposits).
- No surface ponding, derived from seepage water, was observed on the site.

Site 5 – Lot 8 in DP 1275478

- The site was observed to have no discernible slope.
- The site was vacant land with no structures evident. A sandstone block retaining wall was observed adjacent to the southern and eastern boundaries. The height of the wall ranged between 0.5 and 2.5 m above ground level.
- Grass and exposed soils (comprised of silty sand with shale fragments) covered the ground surfaces across the majority of the site. Some fill comprising gravels was observed throughout the site.
  - Minor anthropogenic material (e.g. plastic, concrete) were observed on the ground surfaces however there were no other visual indicators of contamination.
- A creek was observed within the riparian zone to the east of the site. Water was not observed.
- All surface soils were free of any odours and visual signs of contamination resulting from ASS (e.g. e.g. no hydrogen sulfide ($H_2S$) odour, iron staining or corrosion was detected).
- There was no visual evidence of contamination resulting from high levels of salts (e.g. soil scalding or acid salt deposits).
- No surface ponding, derived from seepage water, was observed on the site.

## 3.4 Geomorphic Characteristics of ASS

The likelihood of ASS occurrence on-site was considered against the geomorphic indicators given in ASSMAC (1998) *Acid Sulfate Soil Manual*. The considerations are presented in **Table 3-1**.

**Table 3-1 Consideration of Geomorphic Indicators for ASS**

| Geomorphic Indicator | Is geomorphic feature present on-site? |
|---|---|
| Holocene Sediments | No<br>*Maps indicate site is underlain by Bringelly Shale from Middle Triassic and includes fine to medium-grained quartz-lithic sandstone.* |
| Soil horizons less than 5m AHD | No<br>*Site surface elevation is 54 - 60 mAHD.* |
| Marine / estuarine sediments or tidal lakes | No<br>*Based on regional setting maps (**Section 2.2**).* |
| Coastal wetland; backwater swamps; waterlogged or scaled areas; inter-dune swales or coastal sand dunes | No<br>*Based on regional setting maps (**Section 2.2**) and site inspection.* |
| Dominant vegetation is mangroves, reeds, rushes and other swamp or marine tolerant species | No<br>*Based on site inspection (**Section 3.3**).* |
| Geologies containing sulfide bearing material | No<br>*Based on regional setting maps (**Section 2.2**).* |
| Deep older (Pleistocene) estuarine sediments | Unlikely<br>*Based on regional setting maps (**Section 2.2**).* |

## 3.5 Likelihood of ASS Occurrence

Based on the preliminary (desktop and inspection) findings, the site was observed to be situated within a highly-elevated inland area underlain by Bringelly Shale. Given the site locality and its high elevation (54 to 60 mAHD), the potential for ASS presence on site can be considered to be extremely low. This is reaffirmed by the acid sulfate risk maps indicating the site is in an area of '*No Known Occurrence'* (see **Section 3.2**).

# 4. Conclusion

The objective of this assessment was to evaluate the potential for ASS to be present on the site. The key findings were as follows:

- The site slopes to the south-east from an elevation of approximately 60 metres Australian Height Datum (mAHD) on the north-west boundary to 54 mAHD on the south-east boundary.
- The Liverpool Acid Sulfate Soil Risk Map (1:25,000 scale; Murphy, 1997) and DCCEEW (2026) risk map indicates that the subject land lies within the map class description of '*No Known Occurrence'.*
- The site inspection revealed the following:
  - All surface soils were free of any odours and visual signs of contamination resulting from ASS (e.g. e.g. no hydrogen sulfide ($H_2S$) odour, iron staining or corrosion was detected).
  - There was no visual evidence of contamination resulting from high levels of salts (e.g. soil scalding or acid salt deposits).
  - No surface ponding, derived from seepage water, was observed on the site.
- The site displayed no geomorphic indicators (e.g. holocene sediments, soil horizons less than 5 m AHD, marine/estuarine sediments or tidal likes) of ASS presence.

Based on the findings from this assessment and with due consideration of EI's *Statement of Limitations* (**Section 5**), the potential for ASS presence on the site can be considered to be low. The likelihood that acid sulfate conditions would be generated during the proposed development can be regarded as negligible, and further investigation is deemed unwarranted.

***Recommendation***

Soils designated for off-site disposal during the proposed development will require classification in accordance with the NSW EPA (2014) *Waste Classification Guidelines*. This requirement is to ensure their disposal at appropriately licensed landfill facilities.

# 5. Statement of Limitations

This report has been prepared for the exclusive use of the Urban Property Group Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of the assessment was limited to that agreed with the client.

The findings presented in this report are the result of discrete and specific sampling methodologies used in accordance with best industry practices and standards. Due to the site-specific nature of soil sampling from point locations, it is considered likely that all variations in subsurface conditions across a site cannot be fully defined, no matter how comprehensive the field investigation program.

While normal assessments of data reliability have been made, EI assumes no responsibility or liability for errors in any data obtained from previous investigations conducted on-site, regulatory agencies (e.g. Council, NSW EPA), statements from sources outside of EI, or developments resulting from situations outside the scope of works of this project.

Despite all reasonable care and diligence, the ground conditions encountered and concentrations of parameters measured may not be representative of conditions between the locations sampled and investigated. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions and other events (e.g. groundwater movement and or spillages of contaminating substances). These changes may occur subsequent to EI's assessment.

EI's assessment is necessarily based upon a restricted program of surface and subsurface sampling, screening and chemical analysis. Neither EI, nor any other reputable consultant, can provide unqualified warranties, nor does EI assume any liability for site conditions not observed or accessible during the time of the investigation.

This report was prepared for the above named client and no responsibility is accepted for use of any part of this report in any other context or for any other purpose or by other third parties. This report does not purport to provide legal advice.

This report and associated documents remain the property of EI subject to payment of all fees due for this assessment. The report shall not be reproduced except in full and with prior written permission by EI.

# References

ASSMAC (1998) *Acid Sulfate Soil Manual*, Acid Sulfate Soils Management Advisory Committee, New South Wales Agriculture, Wollongbar, New South Wales, 28 August 1998.

DCCEEW (2026) *eSPADE v2.2 Portal*, New South Wales Department of Climate Change, Energy, the Environment and Water (retrieved from www.espade.environment.nsw.gov.au).

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Plus Studio (2026a) *SSDA Design Report, Lots 3,4-5 Buchan Avenue, Edmondson Park 2174*, prepared by Plus Architecture Sydney Pty Ltd, Revision A, dated 2 February 2026.

Plus Studio (2026b) *Development Application, Site 03, Edmondson Park NSW 2174*, prepared by Plus Architecture Sydney Pty Ltd, Project No. 20794, Drawing No. DA-S3-0000 to DA-S3-8001, dated 30 January 2026.

Plus Studio (2026c) *Development Application, Site 04, Edmondson Park NSW 2174*, prepared by Plus Architecture Sydney Pty Ltd, Project No. 20794, Drawing No. DA-S4-0000 to DA-S4-8001, dated 30 January 2026.

Plus Studio (2026d) *Development Application, Site 05, Edmondson Park NSW 2174*, prepared by Plus Architecture Sydney Pty Ltd, Project No. 20794, Drawing No. DA-S5-0000 to DA-S5-8001, dated 30 January 2026.

*State Environmental Planning Policy (Precincts – Western Parkland City) 2021*

# Appendix A – Figures

0 500 1,000 1,500 2,000 m

**LEGEND** **Note: All locations are approximate**

Site Location

eiaustralia
Practical Solutions for Built Environments
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

| | |
|---|---|
| Drawn: | S.N. |
| Approved: | J.H. |
| Date: | 09/02/2026 |

**Urban Property Group Pty Ltd**

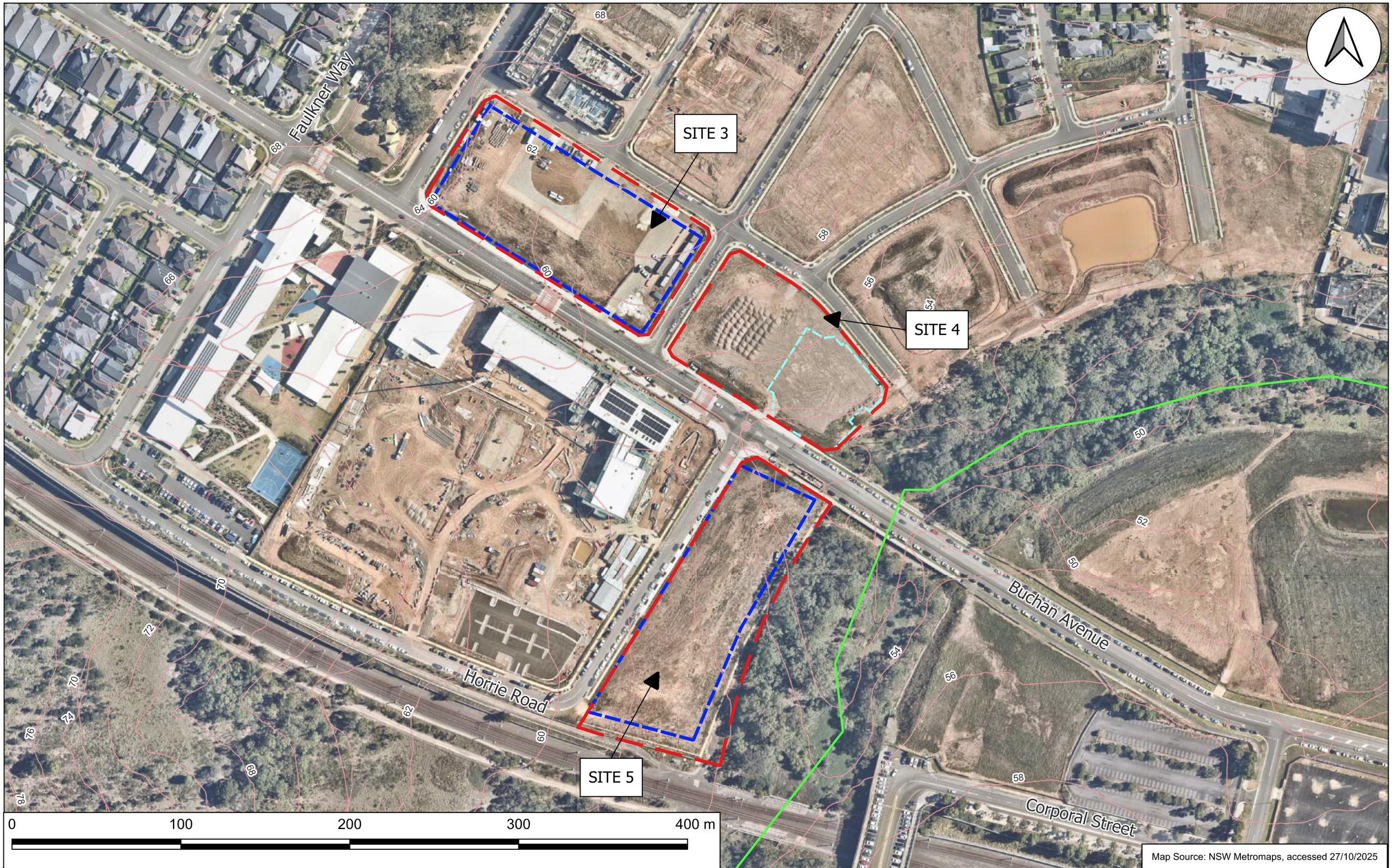
Acid Sulfate Soil Assessment

4-5, 5-7 and 8 Buchan Avenue, Edmondson Park NSW

Site Locality Plan

Figure: A1

Project: E26949.E14




0 100 200 300 400 m

Map Source: NSW Metromaps, accessed 27/10/2025

**LEGEND** Note: Areas are approximate

- Site Boundary
- Proposed basement boundary
- Site 4 lower ground floor boundary
- Creek
- Ground surface elevation contour (mAHD)

eiaustralia
Practical Solutions for Built Environments
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

| | |
|---|---|
| Drawn: | S.N. |
| Approved: | J.H. |
| Date: | 09/02/2026 |

**Urban Property Group Pty Ltd**

Acid Sulfate Soil Assessment

4-5, 6-7 & 8 Buchan Avenue, Edmondson Park NSW

Site Feature Plan

Figure: A2

Project: E26949.E14

# Appendix B – Proposed Development Plans

# DEVELOPMENT APPLICATION

## SITE 03 EDMONDSON PARK
## EDMONDSON PARK NSW 2174 AUSTRALIA

**DEVELOPMENT SUMMARY**

**TOTAL SITE AREA:** 11,641 sqm

**ACHIEVED GFA:** 42,928 sqm
**NO. OF APARTMENTS:** 491
**CAR PARKING:** 434

| LAYOUT NUMBER | DRAWING NAME | REVISION |
|---|---|---|
| **DA-0000 PRELIMINARIES** | | |
| DA-S3-0000 | COVER SHEET | B |
| DA-S3-0001 | EXISTING SITE PLAN | B |
| DA-S3-0002 | SITE ANALYSIS | B |
| DA-S3-0003 | PROPOSED SITE PLAN | B |
| **DA-1000 GENERAL FLOOR PLANS** | | |
| DA-S3-0098 | GENERAL FLOOR PLAN - BASEMENT 01 | B |
| DA-S3-0099 | GENERAL FLOOR PLAN - LOWER GROUND | B |
| DA-S3-1000 | GENERAL FLOOR PLAN - UPPER GROUND | B |
| DA-S3-1001 | GENERAL FLOOR PLAN - LEVEL 01 | B |
| DA-S3-1002 | GENERAL FLOOR PLAN - LEVEL 02 | B |
| DA-S3-1003 | GENERAL FLOOR PLAN - LEVEL 03 | B |
| DA-S3-1004 | GENERAL FLOOR PLAN - LEVEL 04-06 | B |
| DA-S3-1007 | GENERAL FLOOR PLAN - LEVEL 07 | B |
| DA-S3-1008 | GENERAL FLOOR PLAN - LEVEL 08 | B |
| DA-S3-1009 | GENERAL FLOOR PLAN - LEVEL 09 | B |
| DA-S3-1010 | GENERAL FLOOR PLAN - LEVEL 10 | B |
| DA-S3-1011 | GENERAL FLOOR PLAN - LEVEL 11 | B |
| DA-S3-1012 | GENERAL FLOOR PLAN - LEVEL 12-13 | B |
| DA-S3-1015 | GENERAL FLOOR PLAN - ROOF | B |
| **DA-2000 ELEVATIONS** | | |
| DA-S3-2000 | EAST ELEVATION | B |
| DA-S3-2001 | WEST ELEVATION | B |
| DA-S3-2002 | NORTH ELEVATION | B |
| DA-S3-2003 | SOUTH ELEVATION | B |
| DA-S3-2004 | INTERNAL NORTH ELEVATION | A |
| DA-S3-2005 | INTERNAL SOUTH ELEVATION | A |
| **DA-3000 SECTIONS** | | |
| DA-S3-3000 | SECTIONS - SHEET 01 | B |
| DA-S3-3001 | SECTIONS - SHEET 02 | B |
| **DA-4000 SUN EYE VIEWS** | | |
| DA-S3-4000 | SUN EYE VIEW - SHEET 01 | B |
| DA-S3-4001 | SUN EYE VIEW - SHEET 02 | B |
| **DA-4100 SHADOW DIAGRAMS** | | |
| DA-S3-4100 | SHADOW DIAGRAMS - SHEET 01 | B |
| DA-S3-4101 | SHADOW DIAGRAMS - SHEET 02 | B |
| **DA-4200 SOLAR AMENITY DIAGRAMS** | | |
| DA-S3-4200 | SOLAR AMENITY DIAGRAMS - SHEET 01 | B |
| DA-S3-4201 | SOLAR AMENITY DIAGRAMS - SHEET 02 | B |
| **DA-4300 CROSS VENTILATION DIAGRAM** | | |
| DA-S3-4300 | CROSS VENTILATION DIAGRAM | B |
| **DA-5000 AREA & AMENITIES DIAGRAM** | | |
| DA-S3-5000 | GFA DIAGRAM - SHEET 01 | B |
| DA-S3-5001 | GFA DIAGRAM - SHEET 02 | B |
| DA-S3-5002 | OPEN SPACE CACULATION | B |
| DA-S3-5003 | DEEP SOIL CALCULATION | B |
| **DA-6000 TYPOLOGIES** | | |
| DA-S3-6000 | TYPOLOGIES DIAGRAM - SHEET 01 | B |
| DA-S3-6001 | TYPOLOGIES DIAGRAM - SHEET 02 | B |
| **DA-7000 MATERIAL SCHEDULE** | | |
| DA-S3-7000 | MATERIAL SCHEDULE - SHEET 01 | B |
| DA-S3-7001 | MATERIAL SCHEDULE - SHEET 02 | B |
| **DA-8000 PERSPECTIVES** | | |
| DA-S3-8000 | PERSPECTIVE - SHEET 01 | B |
| DA-S3-8001 | PERSPECTIVE - SHEET 02 | B |

**BASIX**

TO BE UPDATED

FOR SUBMISSION

| REV | CKD | APP | STATUS | DATE |
|---|---|---|---|---|
| A | DC | MB | FOR SUBMISSION | 19/12/2025 |
| B | DC | MB | FOR SUBMISSION | 30/1/2026 |

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NORTH POINT

SCALE
N.T.S @A1 Size

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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
2174

DRAWING TITLE
**COVER SHEET**

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

PROJECT NUMBER
20794

STAGE
DA

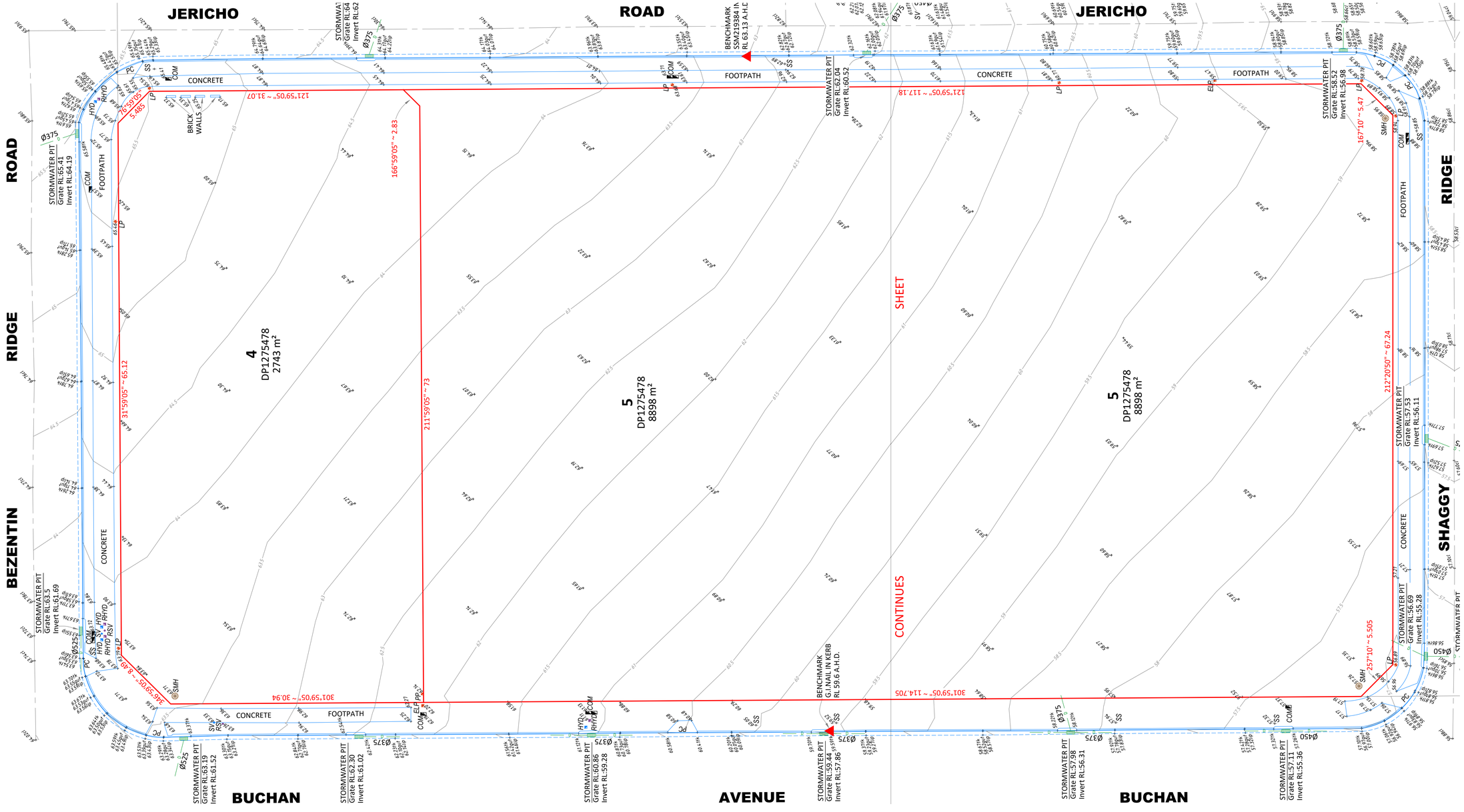
APPROVED
MB

CHECKED
DC

DRAWN

DRAWING NUMBER
DA-S3-0000

REVISION
B




01 9306 Detail Survey Issue A Lots 3-8 Buchan Ave Edmondson Park
- SCALE: 1:250@A1

# FOR SUBMISSION

| REV | CKD | APP | STATUS | DATE |
|---|---|---|---|---|
| A | DC | MB | FOR SUBMISSION | 19/12/2025 |
| B | DC | MB | FOR SUBMISSION | 30/1/2026 |

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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
**EXISTING SITE PLAN**

CLIENT
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PROJECT NUMBER
20794

STAGE
DA

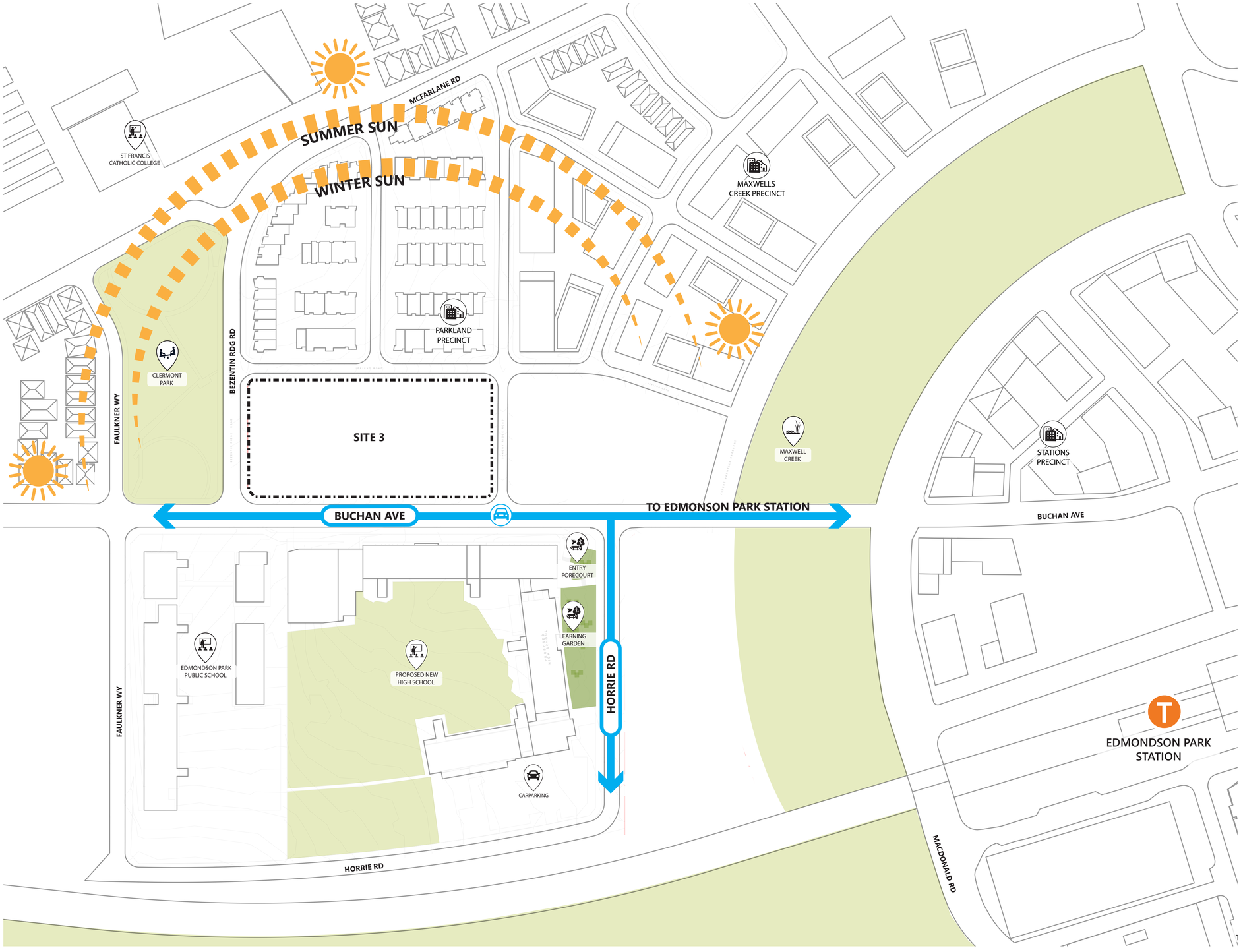
APPROVED
MB

CHECKED
DC

DRAWN

DRAWING NUMBER
DA-S3-0001

REVISION
B




01 SITE 03 ANALYSIS DIAGRAM
SCALE: N.T.S.

# FOR SUBMISSION

| REV | CKD | APP | STATUS | DATE |
|---|---|---|---|---|
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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
**SITE ANALYSIS**

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APPROVED: MB
CHECKED: DC
DRAWN:

PROJECT NUMBER: 20794
STAGE: DA
DRAWING NUMBER: DA-S3-0002
REVISION: B

01 SITE PLAN
SCALE: 1:1000@A1

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PROJECT TITLE
SITE 03,04&05
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DRAWING TITLE
**PROPOSED SITE PLAN**

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| APPROVED | CHECKED | DRAWN |
|---|---|---|
| MB | DC | |

PROJECT NUMBER
20794

DRAWING NUMBER
DA-S3-0003

STAGE
DA

REVISION
B

01 - BASEMENT 01
SCALE: 1:250@A1

FOR SUBMISSION

| REV | CKD | APP | STATUS | DATE |
|---|---|---|---|---|
| A | DC | MB | FOR SUBMISSION | 19/12/2025 |
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PROJECT TITLE
SITE 03,04&05
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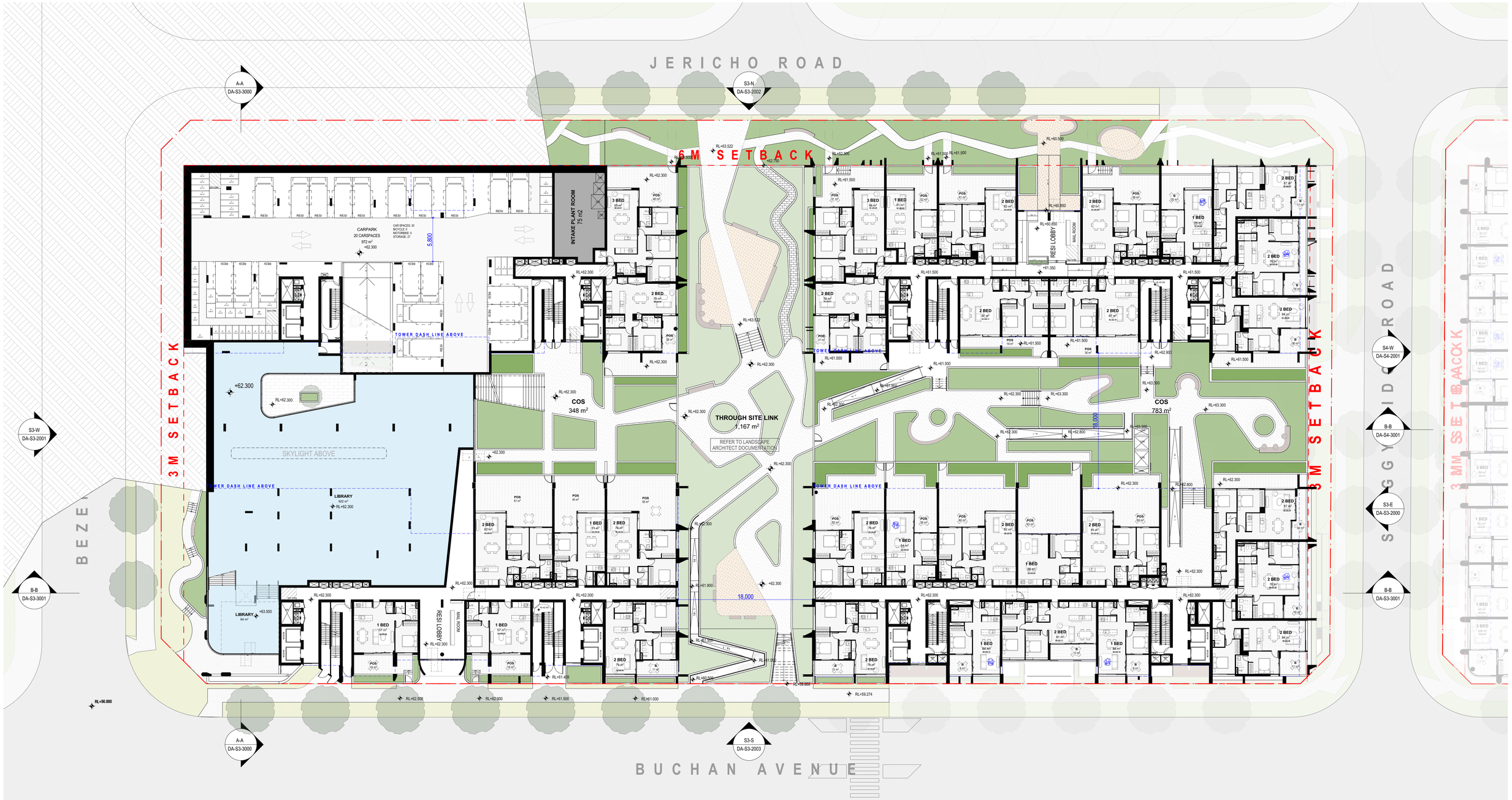
DRAWING TITLE
**GENERAL FLOOR PLAN - BASEMENT 01**

| APPROVED | CHECKED | DRAWN |
|---|---|---|
| MB | DC | |

| PROJECT NUMBER | STAGE |
|---|---|
| 20794 | DA |

| DRAWING NUMBER | REVISION |
|---|---|
| DA-S3-0098 | B |

A-A
DA-S3-3000
S3-N
DA-S3-2002
6M SETBACK
3M SETBACK
INTAKE PLANT ROOM
38 m2
CHUTE ROOM
40 m2
CHUTE ROOM
96 m2
CHUTE ROOM
38 m2
FIRE PUMP ROOM
86 m2
FIRE TANK
34 m2
FIRE TANK
41 m2
CHUTE ROOM
43 m2
COLD WATER
34 m2
GAS
23 m2
2 BED
87 m²
1 BED
54 m²
2 BED
78 m²
POS
12 m²
POS
10 m²
POS
10 m²
RL+58.150
RL+58.004
RL+58.618
TOWER DASH LINE ABOVE
HARD STAND
RL+52.300
S4-W
DA-S4-2001
B-B
DA-S4-3001
S3-E
DA-S3-2000
B-B
DA-S3-3001
S3-W
DA-S3-2001
B-B
DA-S3-3001
A-A
DA-S3-3000
S3-S
DA-S3-2003
CARPARK
167 CARSPACES
6,861 m²
RL+58.150
CAR SPACES: 167
BICYCLE: 256
MOTORBIKE: 11
STORAGE: 115
5,800
6,100
6,850
8,000
RECYCLING ROOM
32 m2
CHUTE ROOM
40 m2
CHUTE ROOM
35 m2
CHUTE ROOM
58 m2
FOGO
21 m2
BULKY WASTE ROOM
110 m2
RESI BIN HOLDING
157 m2
CHUTE ROOM
48 m2
CPE PLANT
53 m2
SUBSTATION
78 m2
MAIN SWITCH ROOM
85 m2
RESI LOBBY
1 BED
57 m²
2 BED
78 m²
SRV
SERV
Blacktown waste vehicle
SCT Consulting
RL+56.000
RL+57.060
RL+58.500
RL+58.380
RL+58.111
RL+58.074
RL+58.150
RL+58.150
RL+58.150




01 UPPER GROUND
SCALE: 1:250@A1

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|---|---|---|---|---|
| A | DC | MB | FOR SUBMISSION | 19/12/2025 |
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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
2174

CLIENT
URBAN PROPERTY GROUP
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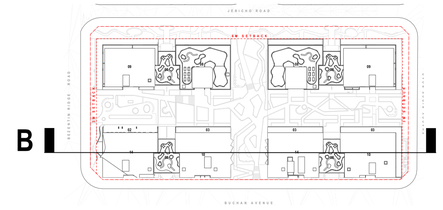
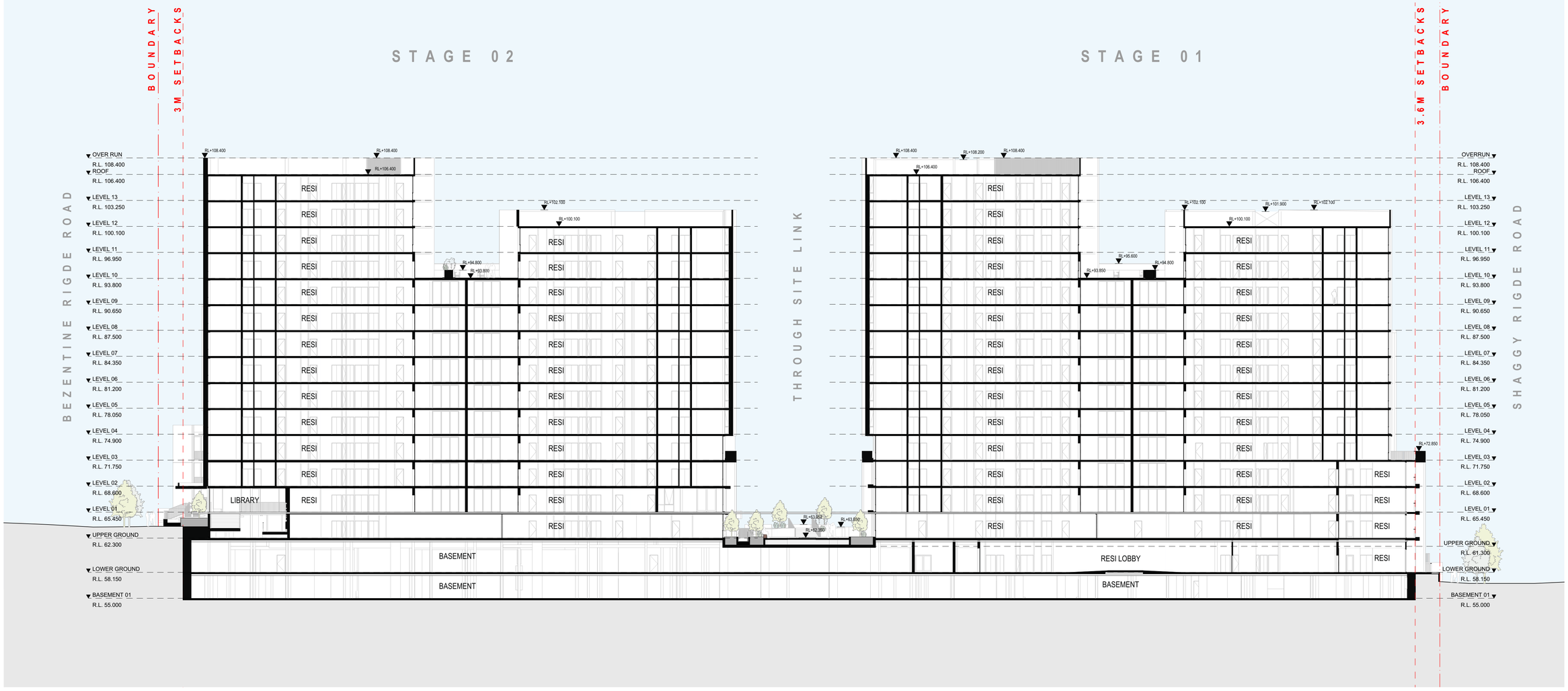
DRAWING TITLE
**GENERAL FLOOR PLAN - UPPER GROUN**

| APPROVED | CHECKED | DRAWN | PROJECT NUMBER | STAGE |
|---|---|---|---|---|
| MB | DC | | 20794 | DA |

DRAWING NUMBER
DA-S3-1000

REVISION
B




B-B S3-SECTION B
SCALE: 1:250@A1

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| A | DC | MB | FOR SUBMISSION | 19/12/2025 |
| B | DC | MB | FOR SUBMISSION | 30/1/2026 |

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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
2174

CLIENT
URBAN PROPERTY GROUP
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DRAWING TITLE
**SECTIONS - SHEET 02**

| APPROVED | CHECKED | DRAWN |
|---|---|---|
| MB | DC | |

PROJECT NUMBER
20794

STAGE
DA

DRAWING NUMBER
DA-S3-3001

REVISION
B

# DEVELOPMENT APPLICATION

## SITE 04 EDMONDSON PARK
## EDMONDSON PARK NSW 2174 AUSTRALIA

**DEVELOPMENT SUMMARY**

**TOTAL SITE AREA:** 8,219 sqm

**ACHIEVED GFA:** 43,842 sqm
**NO.OF APARTMENTS:** 447
**CAR PARKING:** 476

| LAYOUT NUMBER | DRAWING NAME | REVISION |
|---|---|---|
| **DA-0000 PRELIMINARIES** | | |
| DA-S4-0000 | COVER SHEET | B |
| DA-S4-0001 | SITE SURVEY (EXISTING SITE PLAN) | B |
| DA-S4-0002 | SITE ANALYSIS | B |
| DA-S4-0003 | PROPOSED SITE PLAN | B |
| **DA-1000 GENERAL FLOOR PLANS** | | |
| DA-S4-0098 | GENERAL FLOOR PLAN - LOWER GROUND | B |
| DA-S4-0099 | GENERAL FLOOR PLAN - UPPER GROUND | B |
| DA-S4-1000 | GENERAL FLOOR PLAN - LEVEL 01 | B |
| DA-S4-1001 | GENERAL FLOOR PLAN - LEVEL 02-04 | B |
| DA-S4-1004 | GENERAL FLOOR PLAN - LEVEL 05 | B |
| DA-S4-1005 | GENERAL FLOOR PLAN - LEVEL 06-14 | B |
| DA-S4-1015 | GENERAL FLOOR PLAN - LEVEL 15-25 | B |
| DA-S4-1025 | GENERAL FLOOR PLAN - ROOF | B |
| **DA-2000 ELEVATIONS** | | |
| DA-S4-2000 | EAST ELEVATION | B |
| DA-S4-2001 | WEST ELEVATION | B |
| DA-S4-2002 | NORTH ELEVATION | B |
| DA-S4-2003 | SOUTH ELEVATION | B |
| **DA-3000 SECTIONS** | | |
| DA-S4-3000 | SECTIONS - SHEET 01 | B |
| DA-S4-3001 | SECTIONS - SHEET 02 | B |
| **DA-4000 SUN EYE VIEWS** | | |
| DA-S4-4000 | SUN EYE VIEW - SHEET 01 | B |
| DA-S4-4001 | SUN EYE VIEW - SHEET 02 | B |
| **DA-4100 SHADOW DIAGRAMS** | | |
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**BASIX**

TO BE UPDATED

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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
2174

DRAWING TITLE
**COVER SHEET**

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PROJECT NUMBER
20794

STAGE
DA

DRAWING NUMBER
DA-S4-0000

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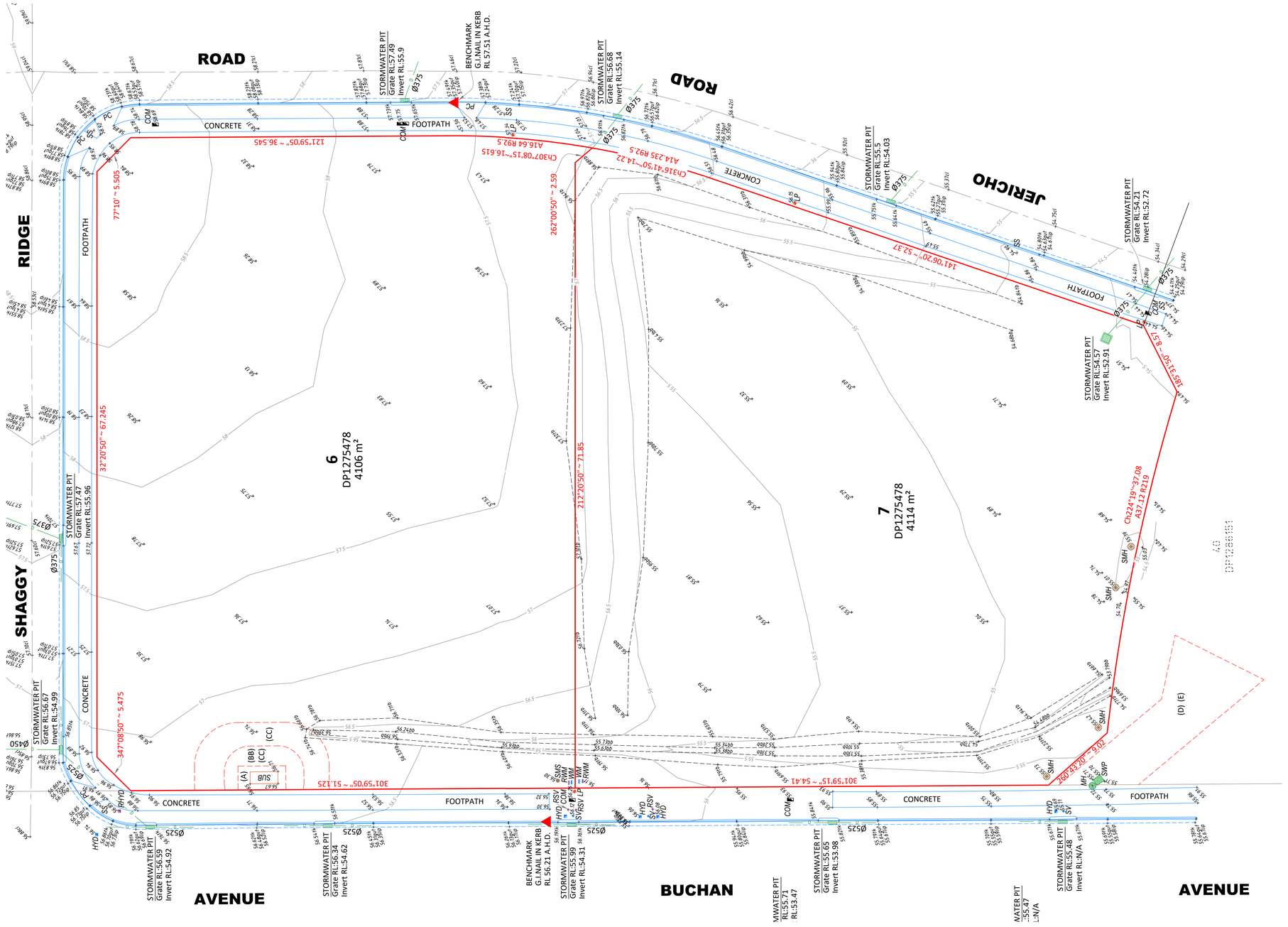


01 9306 Detail Survey Issue A Lots 3-8 Buchan Ave Edmondson Park
SCALE: 1:250@A1

# FOR SUBMISSION

| REV | CKD | APP | STATUS | DATE |
|---|---|---|---|---|
| A | DC | MB | FOR SUBMISSION | 19/12/2025 |
| B | DC | MB | FOR SUBMISSION | 30/1/2026 |

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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
**SITE SURVEY (EXISTING SITE PLAN)**

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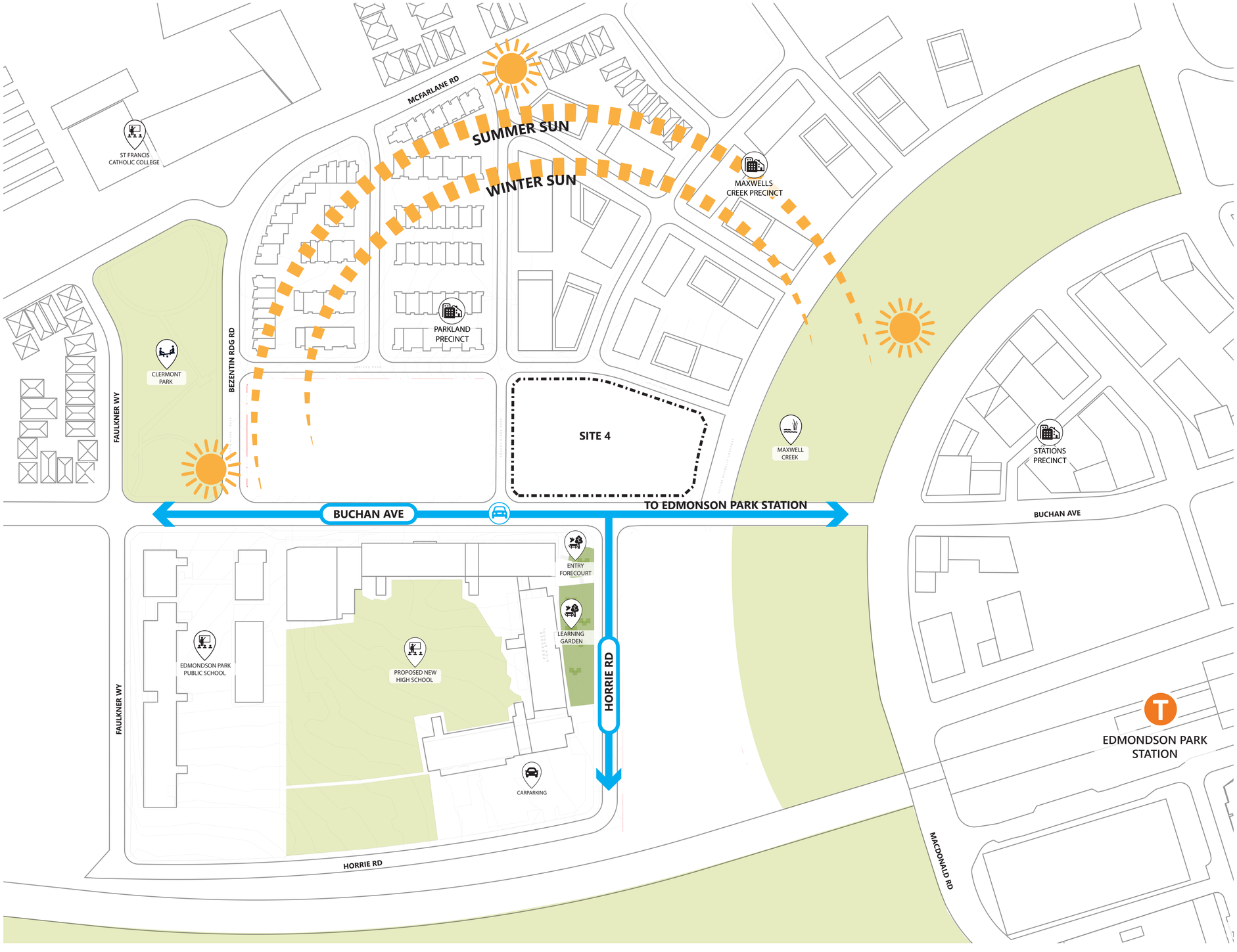


01 SITE 04 ANALYSIS DIAGRAM
SCALE: N.T.S.

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|---|---|---|---|---|
| A | DC | MB | FOR SUBMISSION | 19/12/2025 |
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PROJECT TITLE
SITE 03,04&05
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DRAWING TITLE
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PROJECT NUMBER: 20794
STAGE: DA
DRAWING NUMBER: DA-S4-0002
REVISION: B

01 - SITE PLAN
SCALE: 1:1000@A1

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PROJECT TITLE
SITE 03,04&05
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DRAWING TITLE
**PROPOSED SITE PLAN**

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PROJECT NUMBER
20794

DRAWING NUMBER
DA-S4-0003

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01 LOWER GROUND
SCALE: 1:250@A1

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|---|---|---|---|---|
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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
**GENERAL FLOOR PLAN - LOWER GROUI**

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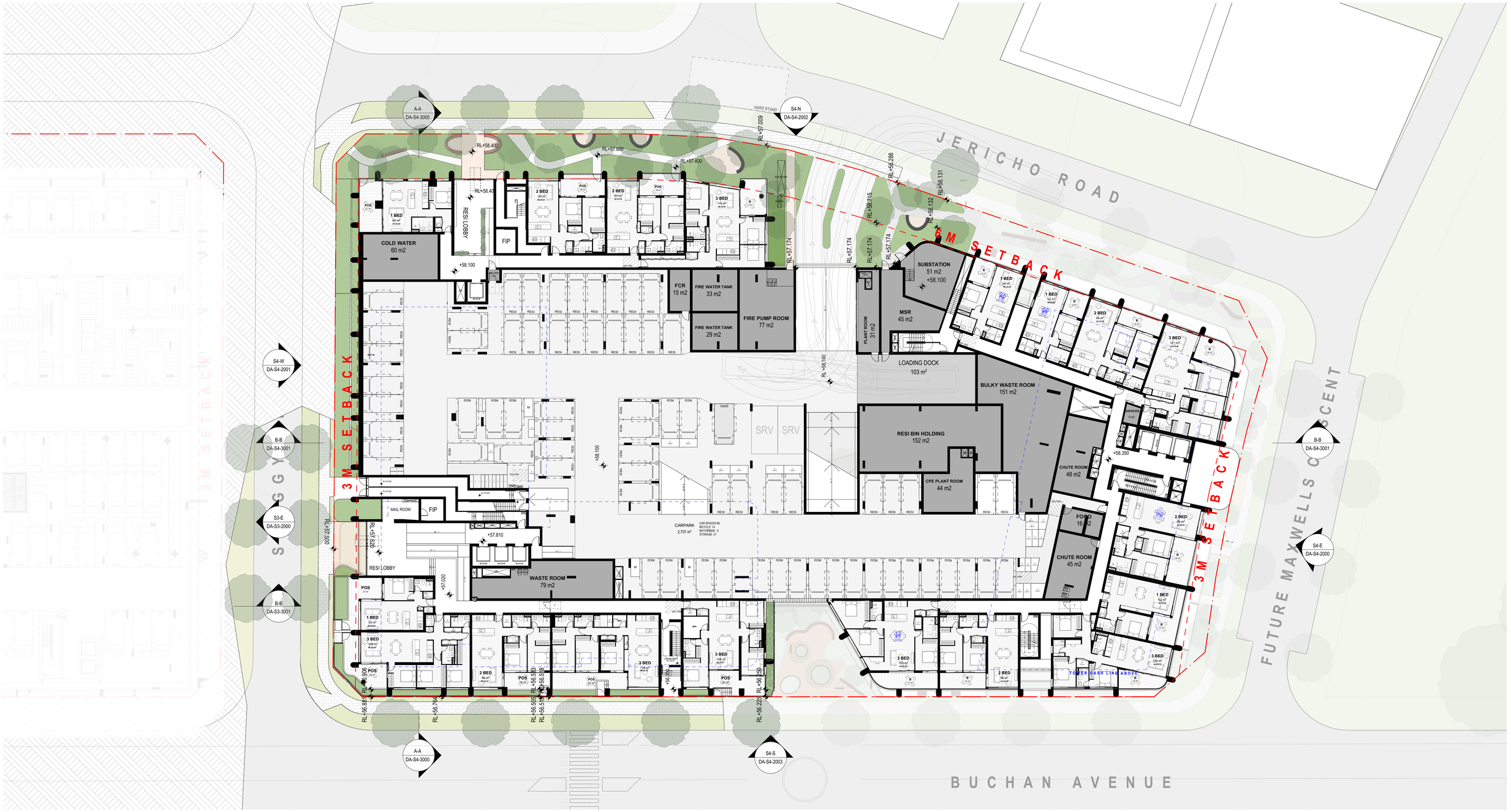


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DRAWING TITLE
GENERAL FLOOR PLAN - UPPER GROUN

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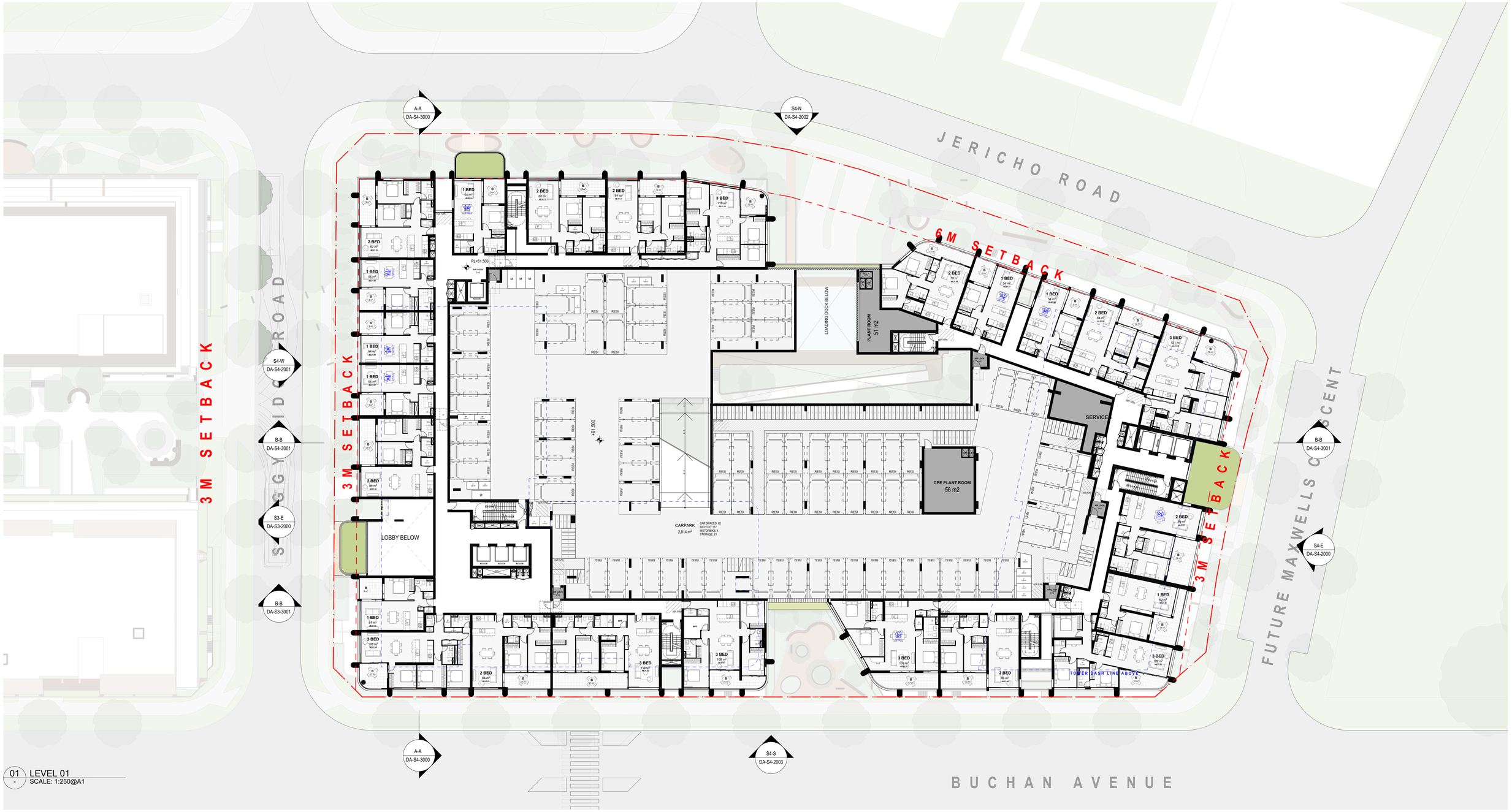


01 LEVEL 01
SCALE: 1:250@A1

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|---|---|---|---|---|
| A | DC | MB | FOR SUBMISSION | 19/12/2025 |
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SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
**GENERAL FLOOR PLAN - LEVEL 01**

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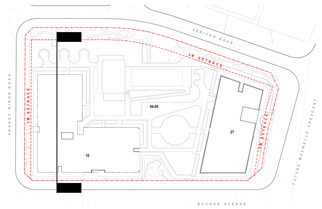


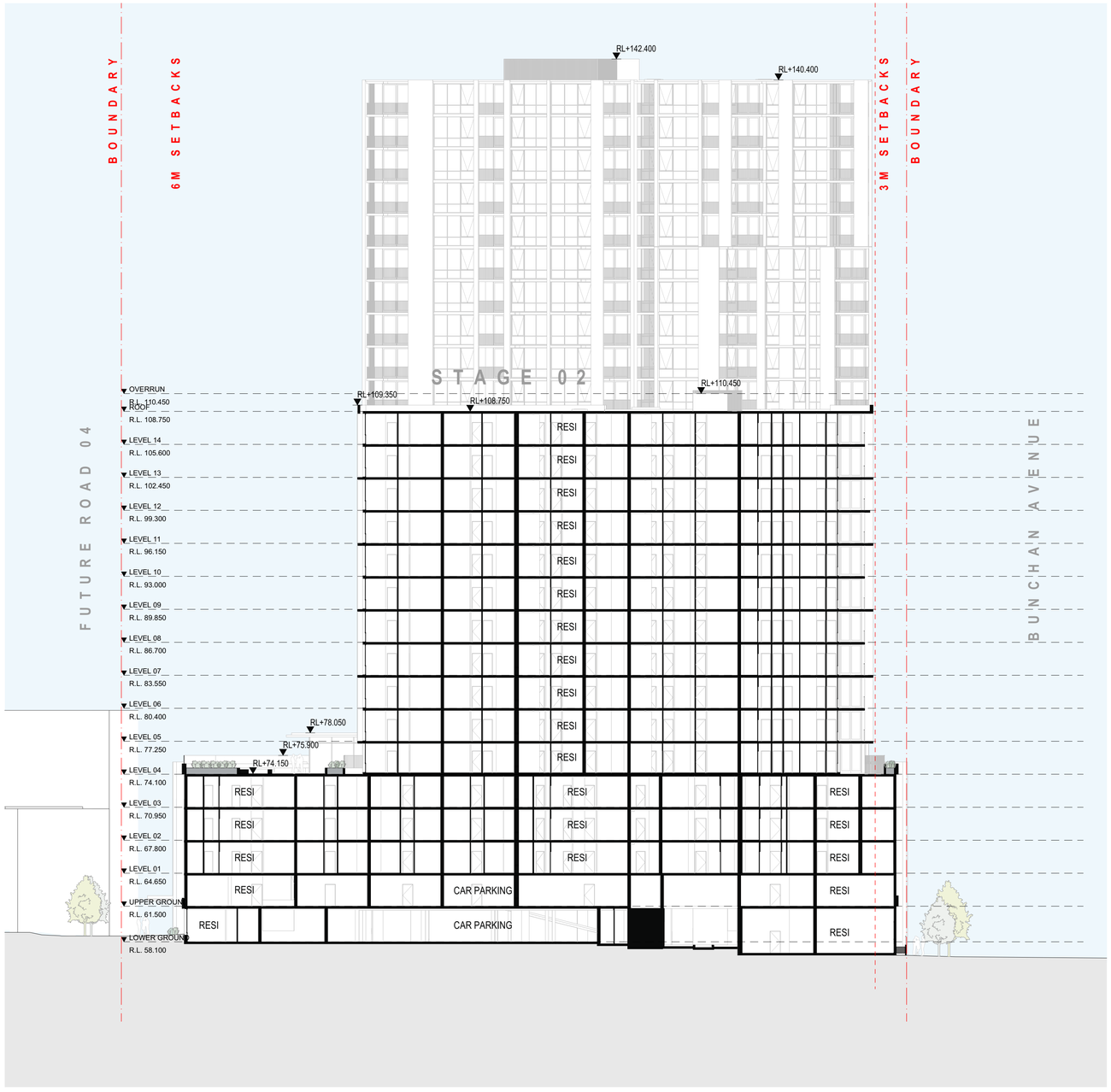


A-A / - S4-SECTION A
SCALE: 1:250@A1

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| A | DC | MB | FOR SUBMISSION | 19/12/2025 |
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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
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DRAWING TITLE
**SECTIONS - SHEET 01**

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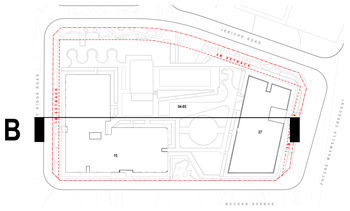


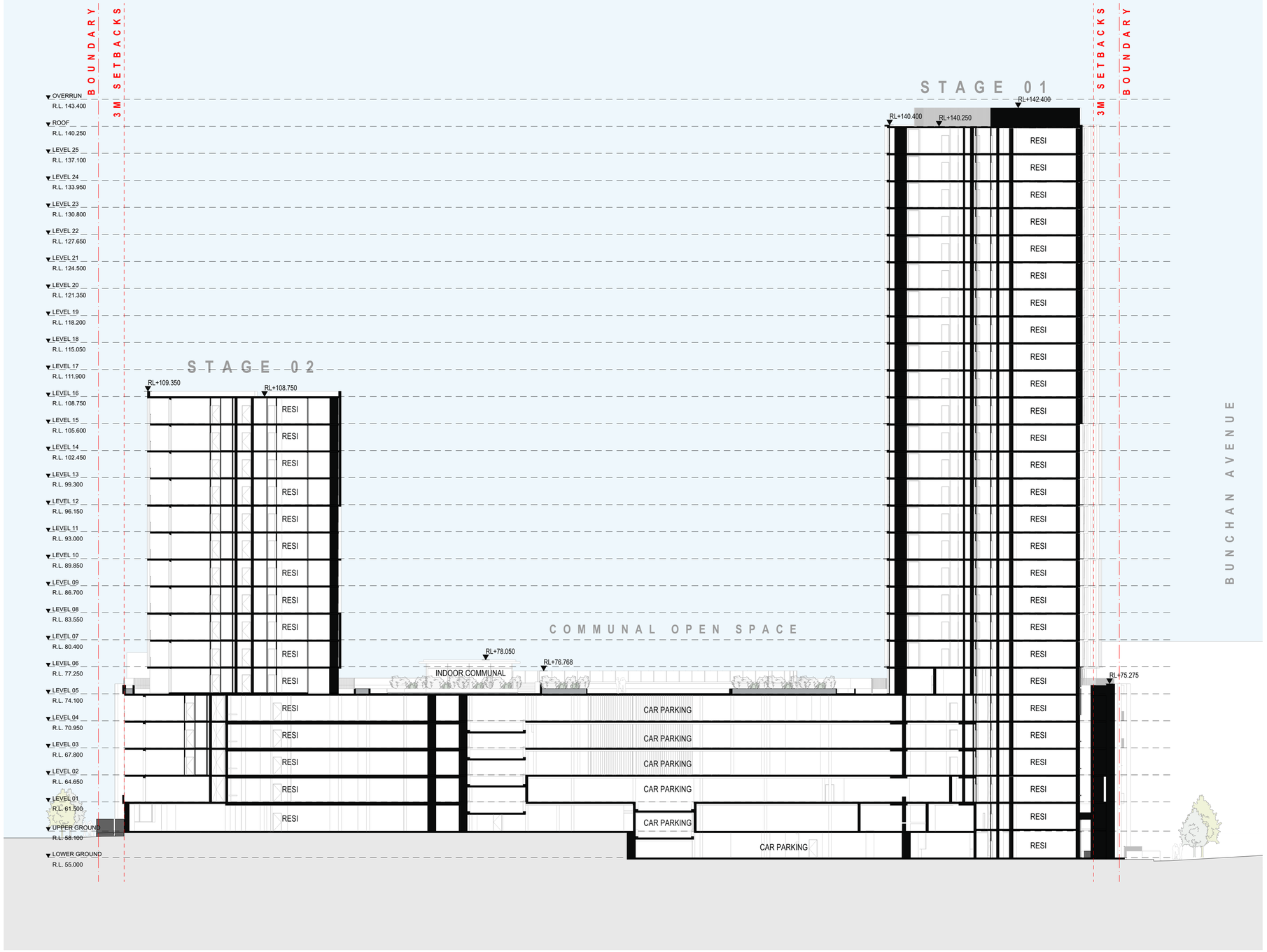


B-B S4-SECTION B
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PROJECT TITLE
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DRAWING TITLE
**SECTIONS - SHEET 02**

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DA-S4-3001

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# DEVELOPMENT APPLICATION

## SITE 05 EDMONDSON PARK
## EDMONDSON PARK NSW 2174 AUSTRALIA

**DEVELOPMENT SUMMARY**

**TOTAL SITE AREA:** 12,450 sqm

**ACHIEVED GFA:** 66,316 sqm
**NO. OF APARTMENTS:** 867
**CAR PARKING:** 488

| LAYOUT NUMBER | DRAWING NAME | REVISION |
|---|---|---|
| **DA-0000 PRELIMINARIES** | | |
| DA-S5-0000 | COVER SHEET | B |
| DA-S5-0001 | SITE SURVEY (EXISTING SITE PLAN) | B |
| DA-S5-0002 | SITE ANALYSIS | B |
| DA-S5-0003 | PROPOSED SITE PLAN | B |
| **DA-1000 GENERAL FLOOR PLANS** | | |
| DA-S5-0097 | GENERAL FLOOR PLAN - BASEMENT 03 | B |
| DA-S5-0098 | GENERAL FLOOR PLAN - BASEMENT 02 | B |
| DA-S5-0099 | GENERAL FLOOR PLAN - BASEMENT 01 | B |
| DA-S5-1000 | GENERAL FLOOR PLAN - GROUND | B |
| DA-S5-1001 | GENERAL FLOOR PLAN - LEVEL 01 | B |
| DA-S5-1002 | GENERAL FLOOR PLAN - LEVEL 02 | B |
| DA-S5-1003 | GENERAL FLOOR PLAN - LEVEL 03 | B |
| DA-S5-1004 | GENERAL FLOOR PLAN - LEVEL 04-08 | B |
| DA-S5-1009 | GENERAL FLOOR PLAN - LEVEL 09-11 | B |
| DA-S5-1012 | GENERAL FLOOR PLAN - LEVEL 12-19 | B |
| DA-S5-1020 | GENERAL FLOOR PLAN - LEVEL 20-25 | B |
| DA-S5-1026 | GENERAL FLOOR PLAN - LEVEL 26-39 | B |
| DA-S5-1040 | GENERAL FLOOR PLAN - ROOF | B |
| **DA-2000 ELEVATIONS** | | |
| DA-S5-2000 | EAST ELEVATION | B |
| DA-S5-2001 | WEST ELEVATION | B |
| DA-S5-2002 | NORTH ELEVATION | B |
| DA-S5-2003 | SOUTH ELEVATION | B |
| **DA-3000 SECTIONS** | | |
| DA-S5-3000 | SECTIONS - SHEET 01 | B |
| DA-S5-3001 | SECTIONS - SHEET 02 | B |
| **DA-4000 SUN EYE VIEWS** | | |
| DA-S5-4000 | SUN EYE VIEW - SHEET 01 | B |
| DA-S5-4001 | SUN EYE VIEW - SHEET 02 | B |
| **DA-4100 SHADOW DIAGRAMS** | | |
| DA-S5-4100 | SHADOW DIAGRAMS - SHEET 01 | B |
| DA-S5-4101 | SHADOW DIAGRAMS - SHEET 02 | B |
| **DA-4200 SOLAR AMENITY DIAGRAMS** | | |
| DA-S5-4200 | SOLAR AMENITY DIAGRAMS | B |
| **DA-4300 CROSS VENTILATION DIAGRAM** | | |
| DA-S5-4300 | CROSS VENTILATION DIAGRAM | B |
| **DA-5000 AREA & AMENITIES DIAGRAM** | | |
| DA-S5-5001 | GFA DIAGRAM | B |
| DA-S5-5002 | OPEN SPACE CALCULATION | B |
| DA-S5-5003 | DEEP SOIL CALCULATION | B |
| **DA-6000 TYPOLOGIES** | | |
| DA-S5-6000 | TYPOLOGIES DIAGRAM - SHEET 01 | B |
| DA-S5-6001 | TYPOLOGIES DIAGRAM - SHEET 02 | B |
| DA-S5-6002 | ACCESSIBLE TYPOLOGIES | B |
| **DA-7000 MATERIAL SCHEDULE** | | |
| DA-S5-7000 | MATERIAL SCHEDULE - SHEET 01 | B |
| **DA-8000 PERSPECTIVES** | | |
| DA-S5-8000 | PERSPECTIVE - SHEET 01 | B |
| DA-S5-8001 | PERSPECTIVE - SHEET 02 | B |


**BASIX**

TO BE UPDATED

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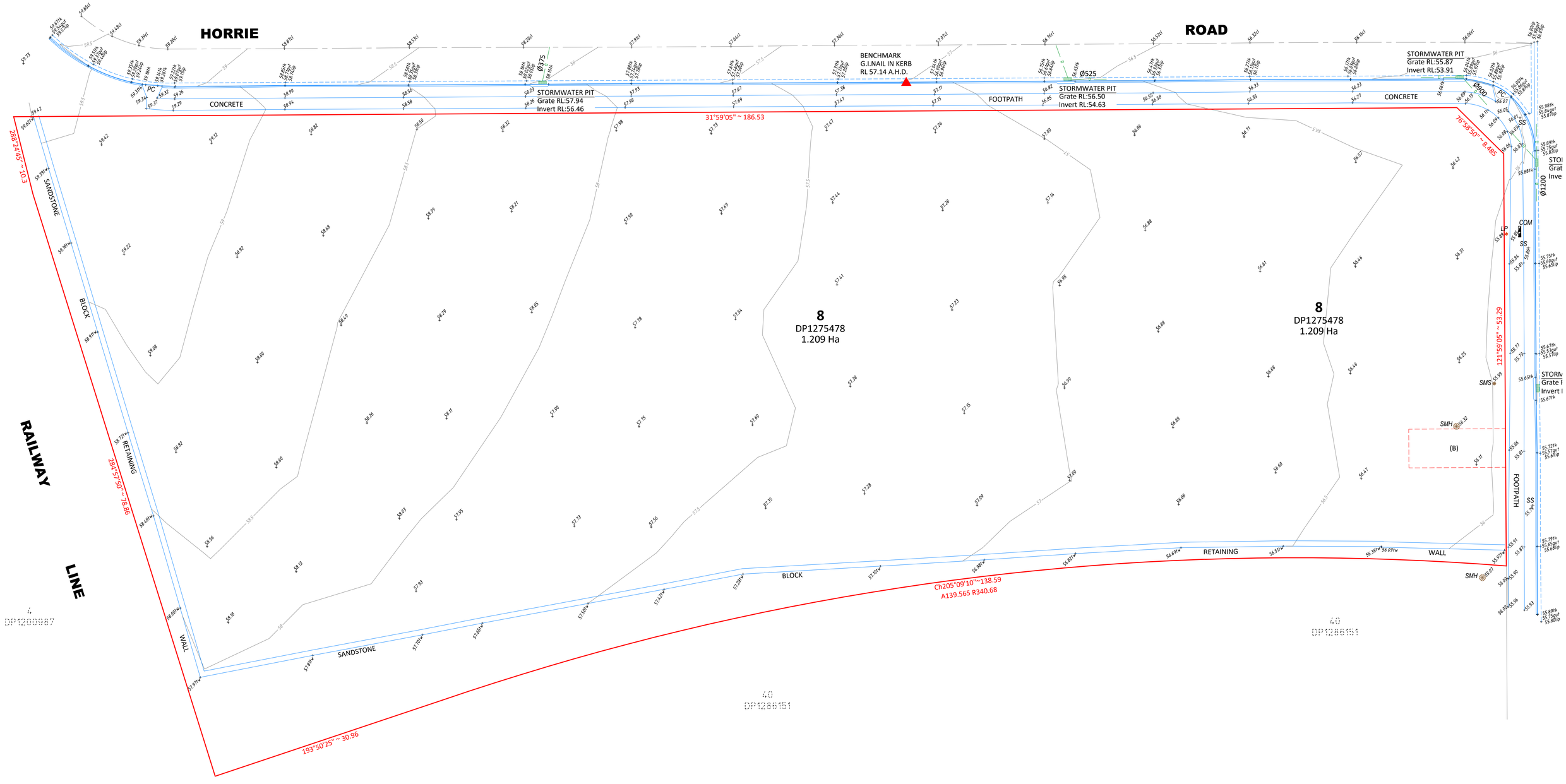


01 9306 Detail Survey Issue A Lots 3-8 Buchan Ave Edmondson Park
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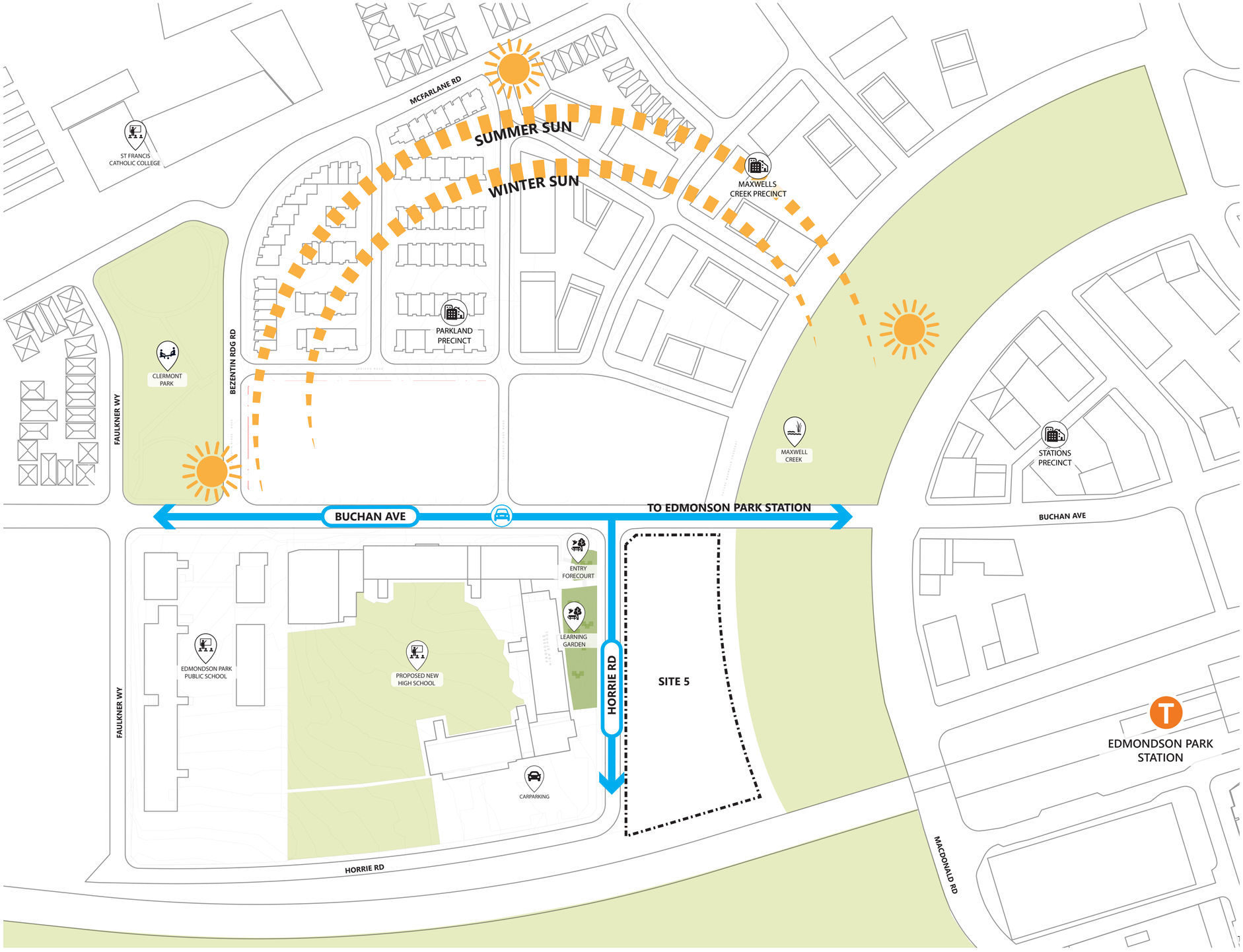


01 SITE 05 ANALYSIS DIAGRAM
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01 SITE PLAN
- SCALE: 1:1000@A1

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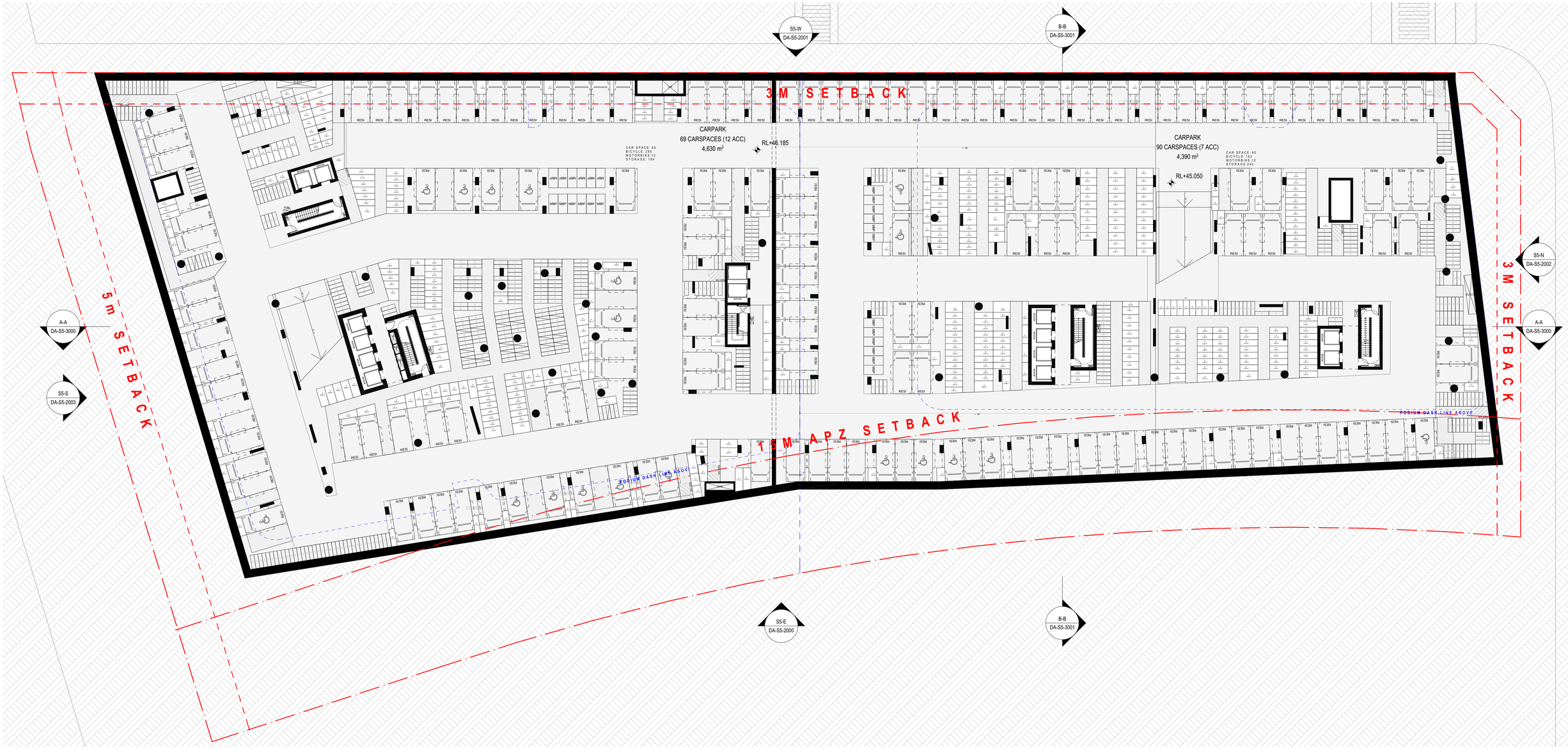


01 BASEMENT 03
- SCALE: 1:250@A1

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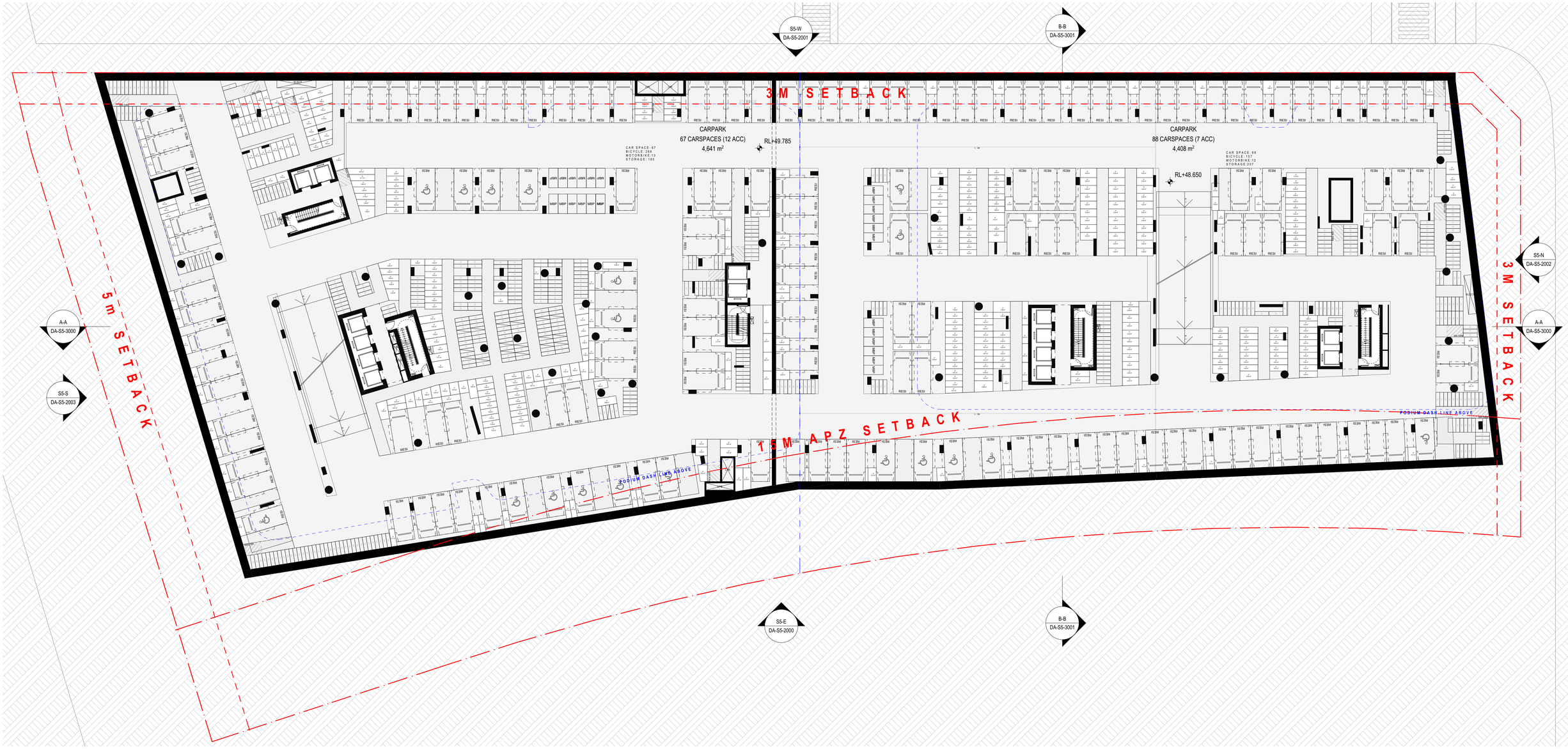


01 - BASEMENT 02
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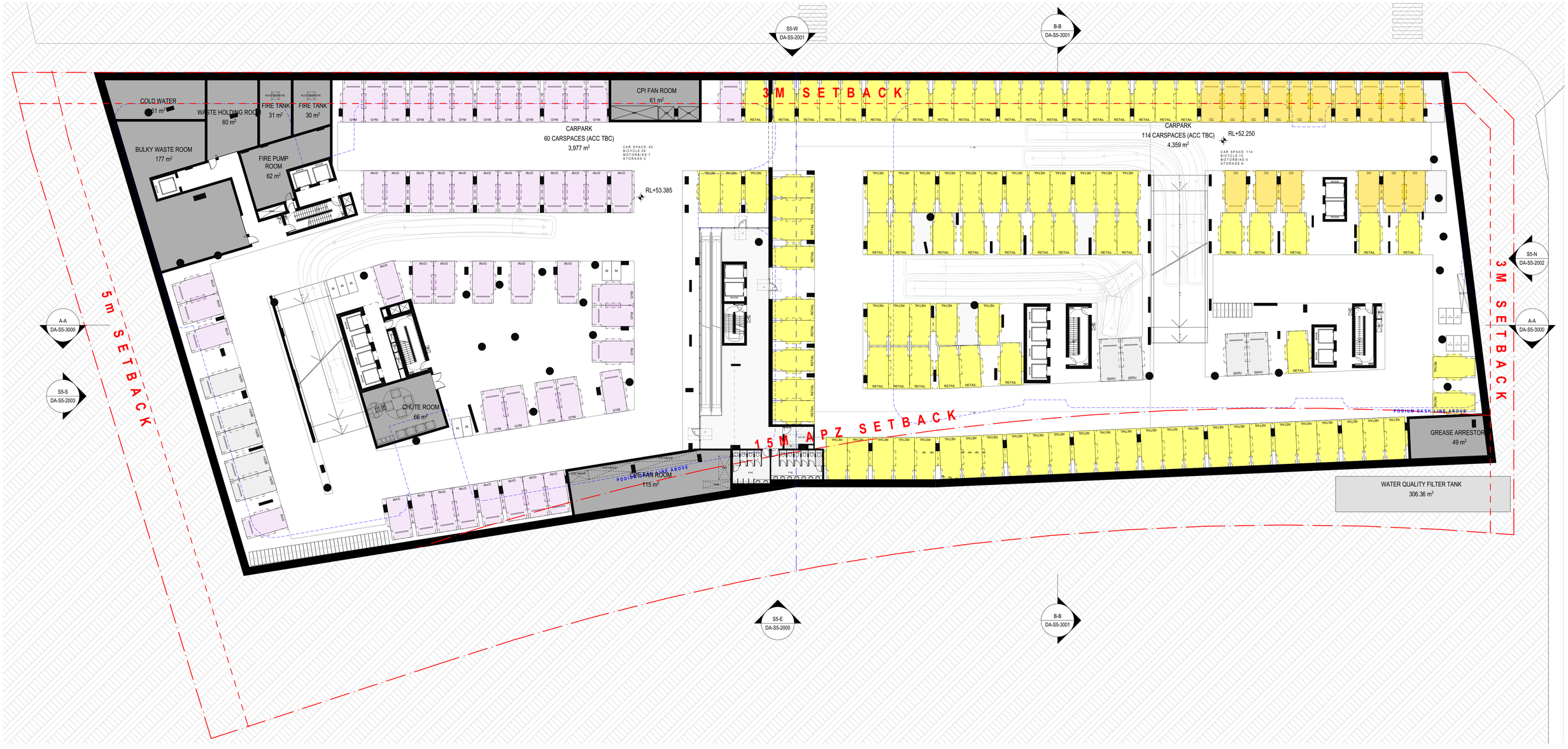


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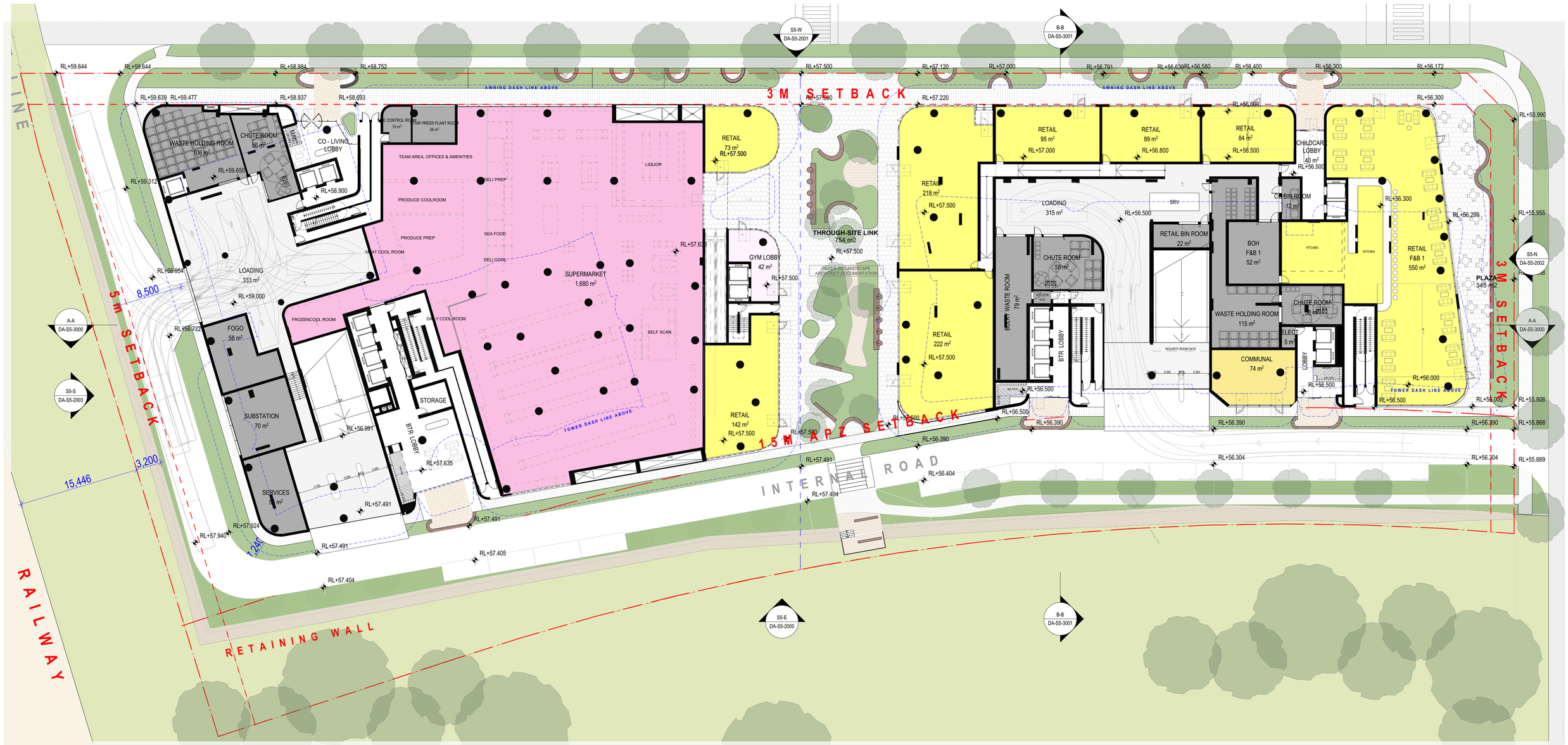


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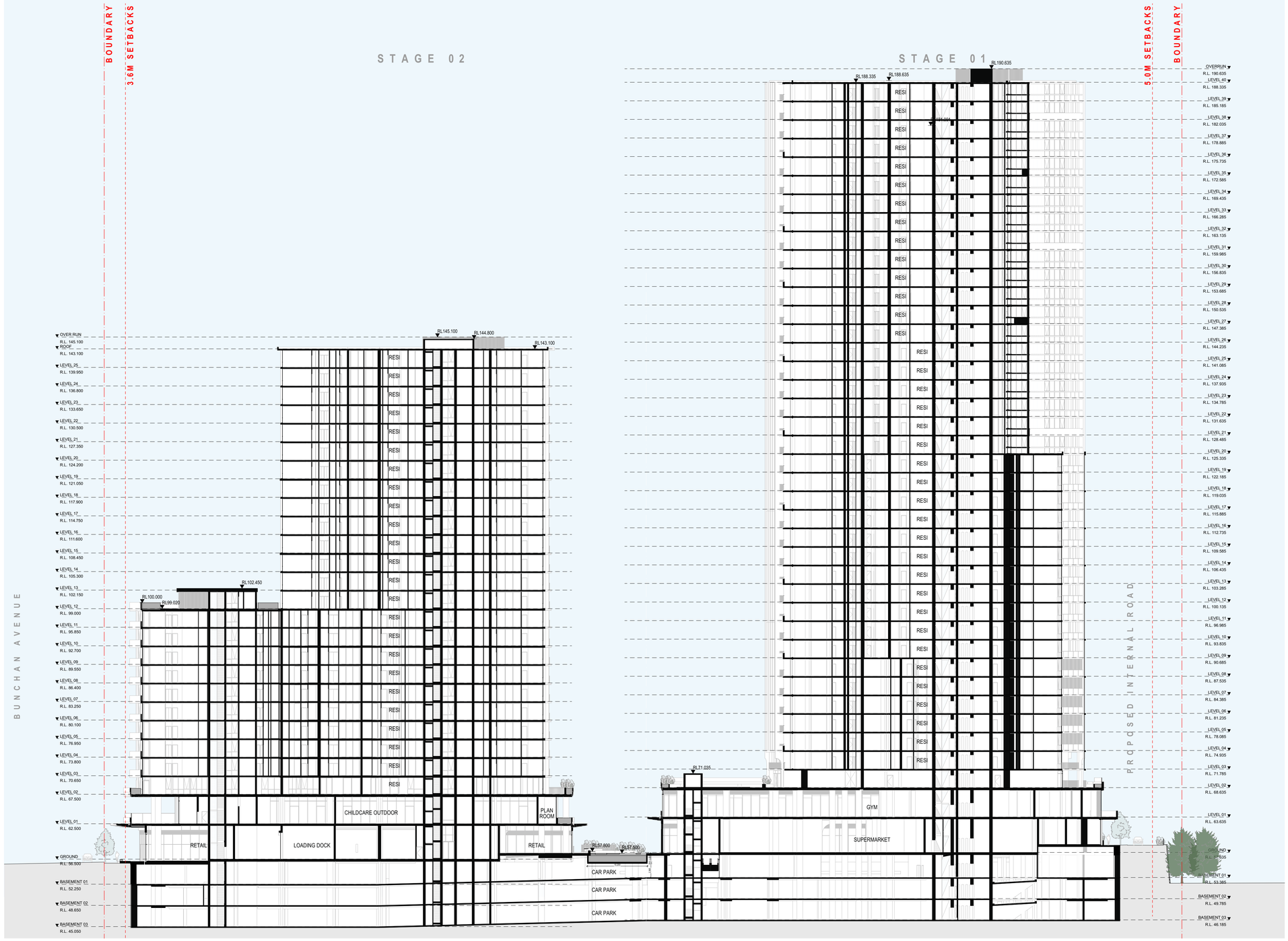


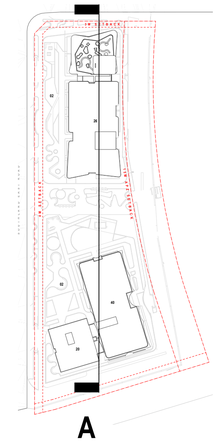


A-A
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S5-SECTION A
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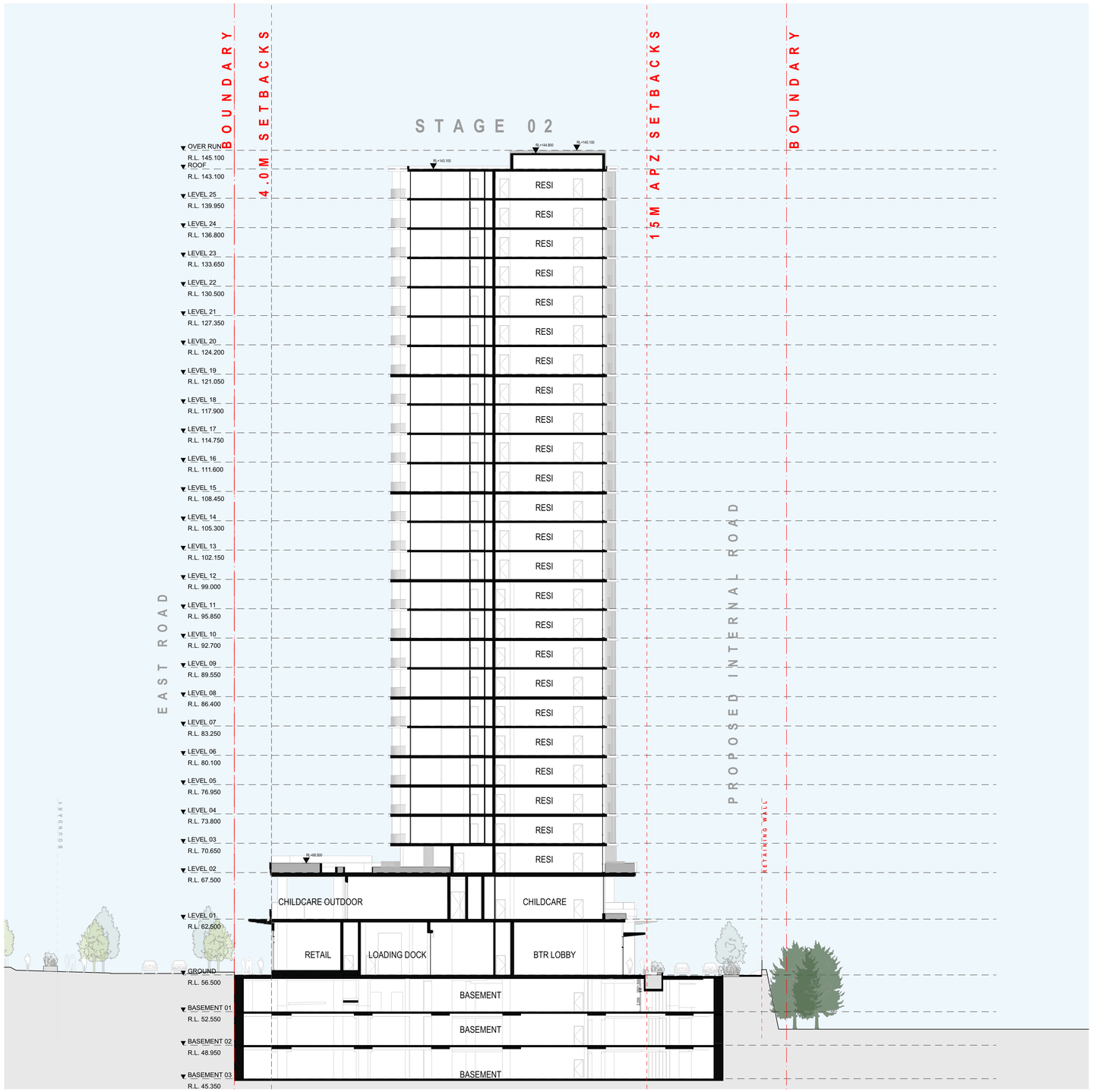


B-B / - S5-SECTION B
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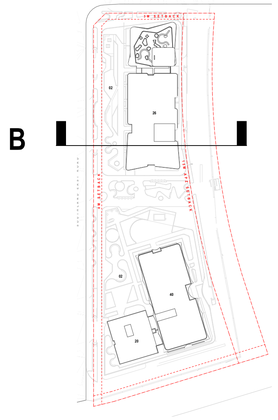


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+61 2 8488 4600

Electrical Consultants
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Services Consultants
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Landscape Consultants
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Civil Consultants
JUSTIN HILL
02 4305 4300

Traffic Consultants
SCT
0481 818 776

BCA Consultants
MCKENZIE GROUP
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NORTH POINT

SCALE
1:250 @A1 Size

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PROJECT TITLE
SITE 03,04&05
BUCHAN AVE, EDMONDSON PARK
2174

DRAWING TITLE
**SECTIONS - SHEET 02**

CLIENT
URBAN PROPERTY GROUP
www.urbanpropertygroup.com.au

| PROJECT NUMBER | STAGE |
|---|---|
| 20794 | DA |

| APPROVED | CHECKED | DRAWN | DRAWING NUMBER | REVISION |
|---|---|---|---|---|
| MB | DC | | DA-S5-3001 | B |